

COUNCIL COMMUNICATION

AGENDA TITLE:

Set Public Hearing for August 6, 2003, to Consider Reimbursement Agreement

RA-03-01 Establishing an Area of Benefit and Reimbursable Costs for

Developer-Funded Public Improvements for 770 North Guild Avenue and a Resolution

Establishing an Area of Benefit and Reimbursable Costs for City-Funded

Improvements for the Project at 770 North Guild Avenue

MEETING DATE:

July 2, 2003

PREPARED BY:

Public Works Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for August 6, 2003, to consider the

following:

Reimbursement Agreement RA-03-01 for public improvements for 770 North Guild Avenue 1. establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue.

A Resolution establishing an area of benefit and reimbursable costs for City-funded improvements for 2. the project at 770 North Guild Avenue.

BACKGROUND INFORMATION:

Construction of the Robert Mondavi warehouse facility located at 770 North Guild Avenue required the installation of all public improvements necessary to serve the project, including the installation of a master plan storm drain line in the Guild Avenue

and Turner Road alignments, extension of a master plan sanitary sewer main from Cluff Avenue to Guild Avenue, installation of master plan water mains in Lime Street and southerly in Guild Avenue to Lockeford Street, as well as street pavement improvements in Guild Avenue. Due to the extensive nature of the public improvements required to serve the warehouse and in order to facilitate development in the area and minimize future disruption to residents and businesses, the developer, Lodi 2000 Distribution Trust, represented by Robert Mondavi staff, and City staff worked cooperatively to include the installation of all public underground improvements in Guild Avenue and the Turner Road alignment, as well as the extension of Turner Road street improvements to Guild Avenue in the warehouse project. The additional improvements included the master plan sanitary sewer main in Guild Avenue north and south of the Mondavi project site, extension of the master plan water main northerly in Guild Avenue from Lime Street and westerly in Turner Road, and pavement improvements in Turner Road from Guild Avenue to the existing terminus. The improvements installed with the project are shown on Exhibit 1.

Under the terms of the Improvement Agreement for the project approved by Council on May 16, 2001, it was agreed that the developer would be reimbursed by the City for the cost of those improvements not required to serve the warehouse project, as well as the cost of installation for the master plan storm drain facilities, excess width street pavement improvements in Guild Avenue, and oversize water and sanitary sewer mains required by LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction.

06/19/03 CC Set PH 770NGuildAve

Set Public Hearing for August 6, 2003, to Consider Reimbursement Agreement RA-03-01 Establishing an Area of Benefit and Reimbursable Costs for Developer-Funded Public Improvements for 770 North Guild Avenue and a Resolution Establishing an Area of Benefit and Reimbursable Costs for City-Funded Improvements for the Project at 770 North Guild Avenue July 2, 2003
Page 2

Further, since the installation of the underground utilities required the removal of all the existing pavement in Guild Avenue, it was agreed that the costs for pavement removal and replacement be apportioned to each of the underground utilities in Guild Avenue as follows: master storm drain, 50%; master water main, 25%; master sewer main, 25%. The pavement costs would then be paid by the party responsible for the cost of the underground utility. The public improvements for the project were accepted by Council in June 2001 and reimbursement to the developer for the City-funded improvements was made in August 2001.

Reimbursement Agreement RA-03-01

In April 2002, the developer, Lodi 2000 Distribution Trust, requested a Reimbursement Agreement and establishment of an area of benefit in conformance with Chapter 16.40 of the Lodi Municipal Code for those improvements constructed with their project that benefit neighboring properties. A copy of the Reimbursement Agreement is attached as Exhibit 2. Exhibits attached to the Reimbursement Agreement include the proposed area of benefit (Exhibit A), itemized costs for the improvements reimbursable to the developer (Exhibit B), and the fair share amounts to be reimbursed to developers by each benefiting parcel (Exhibit C). As shown on Exhibit C, the public improvements funded by the City are not eligible for reimbursement to Lodi 2000 Distribution Trust.

Installation of the Turner Road improvements shown as Schedule 1 on Exhibit B was required by the City in conjunction with the Mondavi project in conformance with the Improvement Deferral Agreement between the City and California Waste Removal Systems, Inc., recorded June 11, 1998, as Instrument No. 98067664. Under the terms of the agreement, Central Valley Waste Services, Inc., successor in interest to California Waste Removal Systems, Inc., was responsible for the design and installation of street frontage improvements along their property frontage upon request by the City. Central Valley Waste Services worked directly with the developer to include those improvements in the Mondavi project and reimbursed the developer at the time of construction for all costs associated with those improvements. Therefore, those improvements are not included in the Reimbursement Agreement and the Central Valley Waste Services parcels are not included in the Area of Benefit.

Resolution for Reimbursement to City

In conformance with Chapter 16.40 of the Lodi Municipal Code, the City is eligible for reimbursement for the cost of those City-funded improvements that would be required as a condition of development for neighboring properties. The proposed area of benefit, itemized costs for the improvements reimbursable to the City and the fair share amounts to be reimbursed to the City by each benefiting parcel are shown on the attached Exhibits 3, 4, and 5, respectively.

The areas of benefit for Reimbursement Agreement RA-03-01 and the Resolution are coincident. A Summary of Fair Share Reimbursement Amounts showing the reimbursement to the developer and the City for each benefiting parcel is attached as Exhibit 6.

Set Public Hearing for August 6, 2003, to Consider Reimbursement Agreement RA-03-01 Establishing an Area of Benefit and Reimbursable Costs for Developer-Funded Public Improvements for 770 North Guild Avenue and a Resolution Establishing an Area of Benefit and Reimbursable Costs for City-Funded Improvements for the Project at 770 North Guild Avenue July 2, 2003 Page 3

The property owners within the area of benefit have been notified. The developer has paid the appropriate application fee and the fees to cover the cost of recording the Reimbursement Agreement.

In conformance with LMC Section 16.40, staff recommends that Council set a public hearing to establish an area of benefit and reimbursable costs to recover the cost of public improvements covered under Reimbursement Agreement RA-03-01 and the Resolution.

Pursuant to LMC Section 16.40.50.A.3, the reimbursable amounts shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index. Similar adjustments to the reimbursable costs will be made each January until payment is received. The initial ENR index to be used in the calculations is 6581. In the event that the benefiting properties develop, the City will collect the appropriate amounts from the developers of the benefiting properties, and reimburse the developer and City as appropriate. The charges for a benefiting property shall be paid in full at the time of the first development on that property.

FUNDING: Applicant fees and reimbursement fees collected from future development.

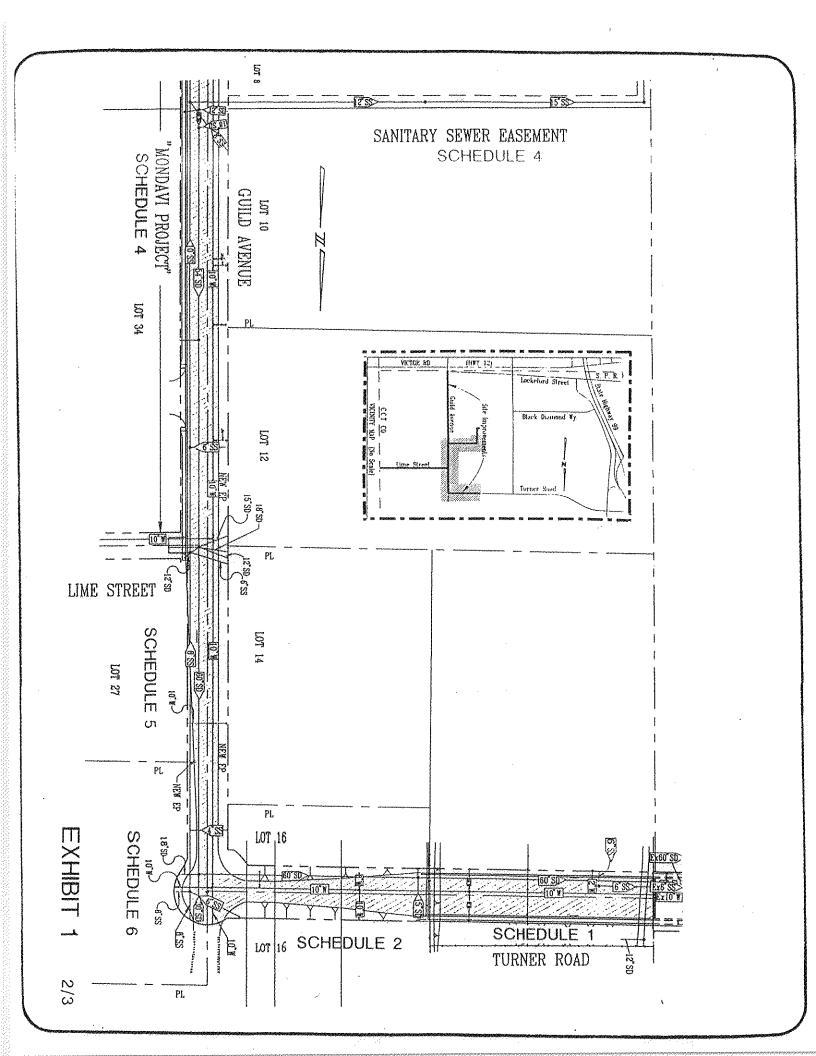
Hually SandelRichard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/pmf

Attachments

cc: Senior Civil Engineer – Development Services Lodi 2000 Distribution Trust Siegfried Engineering Mailing List



WHEN RECORDED, RETURN TO: City Clerk City of Lodi 221 West Pine Street Lodi, CA 95240

> REIMBURSEMENT for PUBLIC IMPROVEMENTS for 770 N. GUILD AVENUE

AGREEMENT # RA-03-01

THIS AGREEMENT is made by and between the CITY OF LODI, hereinafter referred to as "City", and LODI DISTRIBUTION TRUST 2000 hereinafter referred to as "Applicant".

RECITALS:

WHEREAS, Applicant is the developer of that certain parcel known as 770 N. Guild Avenue and entered into an Improvement Agreement with the City dated May 17, 2001, to construct public improvements needed to serve the development, and

WHEREAS, the Applicant constructed certain public improvements on Guild Avenue and Turner Road (hereinafter "Improvements"), including street pavement, water, wastewater and storm drain lines, and other miscellaneous and related items, that will serve those properties, hereinafter "Benefit Area", that are designated and shown on the plan attached and labeled Exhibit A to this agreement and indicated thereon; and

WHEREAS, the Applicant has filed a request with the Public Works Director in conformance with Chapter 16.40 of the Lodi Municipal Code requesting reimbursement for those improvements which benefit other properties in the Benefit Area or would be required of those properties upon development, and

WHEREAS, the property owners of those properties shown in Exhibit A have been notified and the City Council has conducted a public hearing regarding the Applicant's request for reimbursement.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained and pursuant to Government Code Sections 66485 through 66489 and Title 16 of the Lodi Municipal Code, it is hereby agreed between the parties as follows:

- 1. The amount of the reimbursable costs due to the Applicant includes construction costs, including utility relocation costs, less any applicable credits plus administrative and engineering design costs (10%), engineering plan check fees, engineering inspection fees (2.5%) and the reimbursement application fee (1%). Total construction costs and costs attributable to the Benefit Area are shown on attached Exhibit B.
- The reimbursable amount shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index. On uncollected reimbursements, the reimbursement

rates shall be calculated in January of each year beginning January 2004 by the following formula:

(ENR Jan. 1 of current year) + (initial ENR) X (Balance due Jan. 1 of prior year less payments made during the previous year)

The initial ENR index for this agreement is 6581. The initial reimbursable amounts for each property within the Benefit Area are shown on Exhibit C.

- 3. In the event that the benefiting properties shown on Exhibit A develop, the City shall collect the appropriate charges from the developers of the benefiting property and reimburse the Applicant or the Applicant's heirs, successors or assigns, for a period of fifteen (15) years. The charges for a benefiting property shall be paid in full at the time of the first development on that property.
- 4. The Applicant shall pay the City \$5,030.83 for the preparation of this agreement prior to approval and recording of this agreement. This is based on one percent (1%) of the reimbursable construction costs, excluding engineering, administrative and other costs.
- 5. Upon each collection of reimbursement charges, an administrative charge shall be deducted and retained by the City for administering the reimbursement provisions of this agreement. This charge shall be established from time to time by resolution of the City Council. As of the date of this agreement, the current charge is \$60.00.
- 6. This agreement shall inure to the benefit of the heirs, successors and assigns of the Applicant. The City shall mail the reimbursement to the last address of the Applicant on file with the Public Works Director of the City. In the event a reimbursement is returned or unclaimed after two (2) years from the date of mailing, the amount of the reimbursement shall revert to the City and be deposited in the appropriate development impact mitigation fee fund.
- 7. All correspondence and payments herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

Correspondence and payments to City shall be addressed as follows:

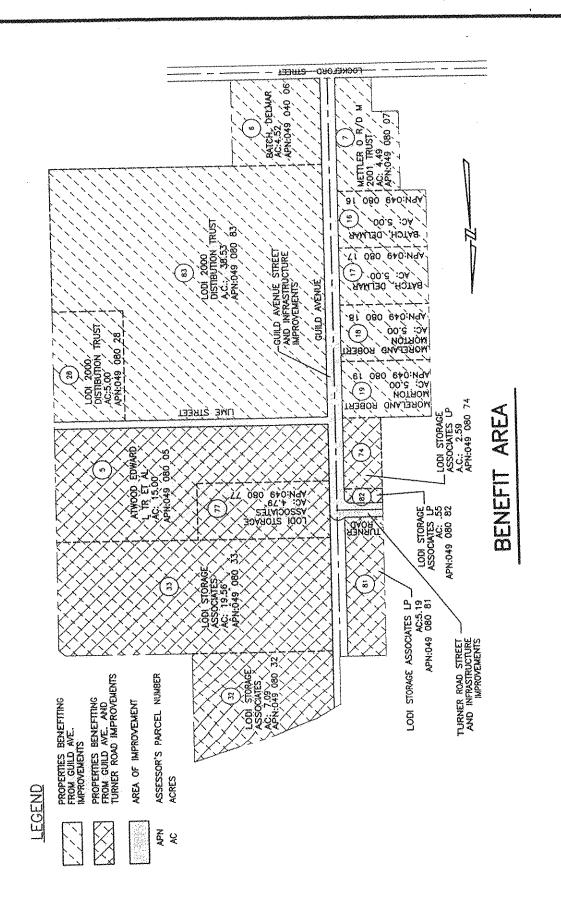
Richard C. Prima, Jr.

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		P. O. Box Lodi CA	: 3006 95241-1910	l .		
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8. This agreement is entered into pursuant to the provisions of Title 16 of the Lodi Municipal Code and the provisions of that section shall be deemed a part of this agreement.

IN WITNESS WHEREOF, the Applicant and the City have caused their names to be hereunto affixed and the City of Lodi has caused its corporate name and seal to be hereunto affixed by its proper officers thereunto duly authorized.

	Date
(CORPORATE SEAL)	PPM-Lauden State
TY OF LODI, A MUNICIPAL CORPOR	ATION
: Dixon Flynn, City Manager	Date
TEST:	
usan J. Blackston, City Clerk	 Date
PROVED AS TO FORM:	



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	TOTAL COST OF PROJEC	IT IMPROVEMENTS I''		!	DEVELOP	ER COSTS (1)	COST OF CITY-FUNDED FACILITIES BUI	LT BY DEVELOPER (*)		S ATTRIBUTABLE TO T AREA (1)
lem	Description	Quantity Unit	Price	Lotal	Quantity	Total	Quantity	<u> Total</u>	Quantity	Iotal
Schedule 4 (1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 18 19 20	(Gulid Avenue Sta. 119+28.7 to Sta. 134+14.8; I Street System Miscellaneous Grading Asphaft Removal Clear & Grub Roadway Excavation Compact Original Ground (0.50°) Compact Native Material (0.80°) Aggregate Base, Class II (0.80°) Apphalt Concrete, Type 6 (0.40°) 100° Commercial Driveway 170° Commercial Driveway Vertical Curb, Gulter & Sidewalk Concrete Subgrade Compaction Shoulder (W) Barricade: Mail Box Relocation Driveway Overlay Traffic Control Plan Traffic Control Plan Traffic Control Plan Traffic Control Pavement Marking & Striping Street Lights	LS LS LS LS LS LS LS LS	\$8,215,20 12,389,00 1,108,40 4,00 0,12 0,14 0,87 1,25 4,800,00 2,4,00 0,40 2,40 0,500,00 150,00 690,00 13,340,00 15,357,62 21,600,00 Subtotal	\$8,215.20 12,398.00 1,108.40 20,864.00 8,559.96 9,986.62 62,059.71 89,168.25 4,800.00 27,840.00 27,840.00 150.00 1	0.38 0.38 0.38 1,956 26,750 26,750 26,750 26,750 1 1,150 11,146 1,486 2 1 3 0.38 0.38 0.38	\$3,080.71 4,645,52 415,65 7,824,04 3,210.00 3,745,00 23,272.50 33,437,50 4,800,00 18,000,00 27,840,00 4,458,40 3,566,40 600,00 1,500,00 1,500,00 1,500,00 258,75 5,002.52 2,009.12 21,800,00 \$169,416.12	0.62 0.62 0.62 0.62 3.260 44,583 44,583 44,583 44,583 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$5,134.49 7,742.48 692.75 13,039.96 5,349.96 6,241.62 38,787.21 55,728.75 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	0.08 0.08 4.35 5.944 5.944 5.944 5.944 5.944 5.944 5.945 5.945 5.946 5.9	\$684.55 1,032.26 92.36 1,738.54 713.28 832.16 5,171.28 7,430.00 0,00 0,00 0,00 0,00 0,00 0,00 1,500.00 1,500.00 57,50 1,111.59 448.44 21,600.00 \$48,128.36
1 2 3 4 5 6 7 8 9	Storm Brain System S4" CIP 48" CIP 42" RCP 18" Storm Drain 15" Storm Drain 12" Storm Drain Manhole 60" Storm Drain Manhole Pipe Marker Side Inlet Catch Basin	624 LF 921 LF 40 LF 108 LF 45 LF 60 LF 5 EA 8 EA 1 EA	\$90.00 80.00 85.00 48.00 35.00 33.00 5,300.00 4,200.00 1,200.00 1,200.00 Subtotal	\$56,160.00 73,680.00 2,600.00 5,184.00 1,575.00 1,980.00 21,000.00 1,440.00 1,200.00 \$164,819.00	0 9 108 45 60 0 2 8 5 Subtotal	\$0.00 0.00 5,184.00 1,575.00 1,980.00 8,400.00 1,440.00 1,200.00 \$19,779.00	624 921 40 0 0 0 0 0 3 0 0 Subtotal 10% Engineering & Administration Subtotal Storm Drain System	\$56,160.00 73,680.00 2,600.00 0,00 0,00 0,00 10,00 12,600.00 0,00 12,600.00 0,00 14,5040.00 14,504.00 \$159,544.00	0 0 108 45 60 0 2 8 1 Subtotal	\$0.00 9.00 0.00 5.184.60 1.575.00 1.980.00 9.00 8.400.00 1.440.00 1.200.00 \$19.779.00
1 2 3 4 5 6 7 8	Sanitary Sewer System 15" Sanitary Sewer Pipe (VCP) 12" Sanitary Sewer Pipe (VCP) 16" Sanitary Sewer Manhole 16" Pipe Marker 16" Sanitary Sewer Riser 16" Sanitary Sewer Riser	983 LF 351 LF 1.022 LF 743 LF 50 LF 5 EA 8 EA 2 EA	\$75.00 67.00 50.00 36.00 31.00 2,500.00 180.00 240.00 Subtotal	\$51,225.00 23,517.00 51,100.00 26,748.00 1,550.00 13,000.00 1,440.00 480.00 \$169,080.00	683 351 1,022 743 50 5 8 8	\$34,150.00 12,635.00 51,100.00 26,748.00 1,550.00 13,000.00 1,440.00 480.00 \$141,104.00	683 351 0 0 0 0 0 0 0 0 5ubtotal 10% Engineering & Administration Subtotal Sanitary Sever System	\$17,075.00 10,881.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	983 351 1,022 743 50 5 8 2 Subtotal	\$34,150,60 12,636,00 51,100,00 26,748,00 1,550,00 13,000,00 1,440,00 \$141,704,00
1 2 3 4 5 6 7 8 9 10 11 12 13 14	Water System 10" Water Pipe (PVC) 10" Water Pipe (DIP) 10" Water Valve RR Xing Jack & Bore 18" Casing 10" x 10" Cross Relocate 10" x 10" Cross 10" x 10" x 6" x 6" Cross Assembly 10" x 10" x 6" x 6" Cross Assembly 10" x 10" x 6" Tee 10" X 10" 10" 10 10" X 10" X 10" 10 10" X 10"	2.924 LF 70 EA 46 LFA 3 LSA 4 LSA 4 EAA 4 EAA 7 7 EAA 5 EA	\$25.00 27.00 1,100.00 390.00 550.00 1,049.69 420.00 300.00 180.00 90.00 50.00 700.00 2,500.00 180.00 5	\$73,100.00 1,890.00 26,400.00 13,800.00 13,800.00 1,650.00 1,049.69 1,260.00 1,200.00 720.00 270.00 150.00 4,900.00 17,500.00 900.00 3,500.00 \$148,289.69	2,924 70 24 23 3 1 1 3 4 4 3 3 7 7 5 5	\$67,252.00 1,750.00 21,900.00 6,900.00 1,650.00 1,049.69 1,260.00 1,200.00 720.00 270.00 150.00 4,900.00 17,500.00 900.00 3,500.00 \$130,901.69	2.924 70 18 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$5,848.00 140.00 4,500.00 6,900.00 0,00 0,00 0,00 0,00 0,00 0,00 0,	2.924 70 24 23 3 1 3 4 4 3 3 7 7 5 5 Subtotal	\$67, 252,00 1,750,00 21,900,00 6,900,00 1,650,00 1,650,00 1,240,69 1,250,00 720,00 720,00 150,60 4,900,00 17,500,00 900,00 \$130,901,69
		s	ichedule 4 Total	\$796,419.25	Total	\$461,200.81	Total	\$368,740.29	Total	3001,811,00

iem

\$8,280.00

Total

\$127,237,60

Schedule 5 Total

- M 50 4 43

DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA ")	Quantity Italai	\$0.00 000 000 000 000 000 000 000	9 \$0.00 0 0.00 68 4.488.00 30 1.440.00 0 0.00 2 386.00 54.186.00 55.288.00	\$0.00 \$0.00 0 \$0.00 0 \$0.00 0 \$0.00 \$0.00 \$0.00 \$0.00	0000 0000 0000 0000 0000 0000 0000 0000 0000	Total \$6,288.00	TOTAL \$398,296.99	4	ngineering & Administration \$39,820.30 Engineering Plan Check Fee \$6,177.55 sering Inspection Fee (2.5%) \$9,953.17
	Lotai	\$766.60 1,159.00 1,159.00 1,952.00 1952.00 5,825.00 5,500 120.00 2,320.00 2	\$15,345,00 1,600.00 0,00 5,300.00 \$22,235,00 \$24,489.50	\$8,280,00 2,480,00 2,600,30 2,000,00 \$15,500,00 317,480,00	\$6,100.00 4,400.00 1590.00 1,400.00 1,400.00 1,245.00 1,245.00 1,245.00 1,245.00 1,245.00	\$81,890.67 To	\$909,076.47	PGE Relocation Fee Pacific Bell Relocation Fee TOTAL CONSTRUCTION COSTS ATTRIBUTABLE TO BENEFIT AREA	10% Engineering & Administration Engineering Plan Check Fee Engineering Inspection Fee (2.5%)
COST OF CITY-FUNDED FACULTIES BUILT BY DEVELOPER (8	Quentty	1 488 488 6,700 6,700 6,700 6,700 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	155 10 0 0 1 1 Subtotal 10% Engineering & Administration Subtotal Storm Drain System	230 80 1 1 3 3 Administrakon 10% Engineering & Administrakon Subtotal Sanitary Sewer System	244 4 1 2 2 10% Engineering & Administration Subtotal Water System	Total	TOTAL	TOTAL CONSTRUCTIV	
DEVELOPER COSTS (1)	Total	9000 9000 9000 9000 9000 9000 9000 900	\$0.00 0.00 4,486.00 1,440.00 0.00 36,288.00	\$0.00 0.00 0.00 0.00 0.00 0.00	\$0.00 0.00 0.00 0.00 0.00	\$6,288.00	\$629,262.20	\$57,333.30 \$47,542.41 \$734,137.91	
DEVELOR	Quantity	Suttorial	0 0 68 30 0 0 2 Subtotal	0 0 0 0 0 0 Subrotaf	6000	Total	TOTAL	PGE Relocation Fee Pacific Bell Relocation Fee L CONSTRUCTION COSTS	
	Total	\$788.60 1,159.00 163.70 1,982.00 804.00 8,375.00 8,375.00 120.00	\$15,345.00 1,600.00 4,488.00 1,440.00 5,300.00 369.00 328,533,00	\$8,280,00 2,480,00 2,500,09 2,006,00 545,00 \$15,900,00	\$6,100.00 4,400.00 550.00 1,400.00 \$12,450.00	\$80,734.06	\$1,455,685.35	PGE Relocation Fee Pacific Bell Relocation Fee TOTAL CONSTRUCTION COSTS	
	Price	\$768.50 1,159.50 103.70 4,00 0,12 0,14 0,87 1,25 550.50 1,20.00 2,320.00 120.00 2,320.00 831.76 9,00 831.76	\$99.00 165.06 65.00 48.00 5,306.00 Subtotal	\$36.00 31.00 2.660.00 2.000.00 180.00 5ubtofal	\$25.00 1,100.09 550.00 700.00 Subtotal	Schedule 6 Total	APROVEMENTS		
MPROVEMENTS (1)	Quantity Unit	2	2 - 3 8 8 - 2 2 - 3 8 8 - 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	230 LF 80 LF 1 EA 3 EA 3 EA	244 LF 4 EBA 2 EBA 2 EBA		TOTAL COST OF IMPROVEMENTS		
TOTAL COST OF PROJECT IMPROVEMENTS ¹¹⁾	liem Description Schedule 6 (Guild Avenue Sta. 137+44,8 to Sta. 139+81)	Sitteet System Microllaneous Grading Asphall Removal Clear & Grub Roadway Excavation Compact Original Ground (0.507) Compact Native Material (0.607) Agpregate Base, Class II (0.801) Asphall Controle. Type B. (0.407) Survey Monament Traffic Control Plan Traffic Control Plan Traffic Control Plan Street Lights	Storm Drain System 60° CP 80° SCCP 80° SCCP 10° Storm Drain 10° Storm Drain 77° Storm Drain Manhole Pipe Marker	Sanitary Sewer System 6' Sanitary Sewer Pipe (VCP) 6' Sanitary Sewer Pipe (VCP) 5' Sanitary Sewer Pipe (VCP) 6' Sanitary Sewer Manhole 4' Sanitary Sewer Service (55 LF) Pipe Market	Water System 10° Water Pipe (PVC) 10° Water Pipe (PVC) 10° XVO Gross Assembly Blow Off				
	llem Schedule 8 (- U S 4 10 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	~ ~ ~ ~ ~ ~ ~ °	~~ (~) (*) =\$ U)	e- 17 10 19				

(1) The amounts shown are based on contract and charinge order prices provided by Slegfried Engineering, the Developer's engineer.

\$584,065,98

TOTAL DEVELOPER COSTS ATTRIBUTABLE TO BENEFIT AREA

The control of the	Y O	SUMMARY OF REIMBURSEMENTS	AEN1S											-	-	Contraction of the Contraction o	STATE OF THE PERSONS ASSESSED.	Secretary Secretary							
The control of the				RAEWA	OTER STORES	PAE	SMNITARY	RAE 570R)	SCONIFIC	RAES			ļ			1000	### P	TOTAL FAIR				i de la companya de l	Telephonometers.	State Shifted	2006
Part Sept.		. Compa	Zoning	Acros Guid An	Read	d Pierro	S. Roset	Static Ave.	Turner Rand	Sulfa kra.	i i	OTAL PARE	Englisher dag and Admilia. Facts	Silvery Start City Pina Const. Fee	Clty inspection		Pelecution Fo	6233 (CZ) (CZ)	AWGGENT PREVIOUSEY	PHINSHASENEN AMOUNT	The same of the same of	or permittings construction construction costs	S APPLICATION TEE	ANOUNT - ANOUNT -	
Figure 14 5 to	-																					1 44	88	528,051,13	\$20,000,13
Part State				4.49 \$5,620	1 4	24.994	, , , , , , , , , , , , , , , , , , ,	\$1,213.25		\$2,382,51	1	\$14,190.50	\$1,418.58	\$218.21	\$351.86	250223	N S S S S S S S S S S S S S S S S S S S	25.000	200	M Carres	3494	\$197.88	20.05	\$2,279.85	00.720,002
Part 1 1 1 1 1 1 1 1 1	100			5 to \$5,258.	κ.	55.50	-	\$1,251.07	-	22,522,85	1	145.791.51	\$1.578.16	Bases	08 5865	ZZ2Z	5,0/0.53	2000000	40.00	- 10 TA	3 0.9%	6125.09	20.03	522.328.ES	
Part	4		ä	500 \$8,259	121	25.350		\$135107		50 000 CS		\$15,781.81	91 24.513	7263.00	\$381.00	27.00.22	2,010.13	24, 120, 120	2002	\$20 CEN 78	2000	\$197.80	88	52,378,65	\$20,329.65
	3 1				-	\$5,500	juria 14	\$1,361,07	-	\$2,630,85		\$15,791.01	\$1,578.18	\$243.00	5291.00	52,255,20	EC. 5/0.13	346.130.10	200	32 272 343	10.04	5197.86	\$0.00	523,328.55	\$22,328.65
Led Signing Americ, 111 2.59 512.02.7 510.0 516.02.2 510.02 516.02.2 510.02 516.02 510.02 516.02			-		150	\$5,550	42	\$1,351,57	-	\$2,630.65		\$15,791.61	\$1,579,18	\$243.00	\$381.50	\$2,255.28	318/873	0/30157	9 2	C+ 806 45	7 514%	\$302.63	80:08	\$11,818.51	
122 0-55 57605 0-50 0-50 0-50 0-50 0-50 0-50 0-50 0	4 .	1 anti-Streams Adion-	9.55			نــا		_	-	~~*		\$500 M	20.000	1257	22028	53,186.23	2	010,010	200	Constant to	0.475	San	80.05	22479	
26 0 Septime S		Total Streets despo-	2				50.00		-1			\$1,000.17	\$169.55	\$28.73	\$43.08	2748.06	T KOOP 1	20,250,00	2 2	dr sea con	2008	\$205.41	20.03	522.7786.81	\$126.136.28
10. 10. 11.0 11.0 11.0 11.0 11.0 11.0 1		Look Chrises Base	22				39 5000				808	\$18,006,84	\$1,603.55	\$252.23	200.42	25,000,52	N. 146.12	4 65 65 65	909	ST SING OLD	# Ket	2280.83	20.05	531,128,80	
Section Sect		A med Witnesson Breat	272	90	,,,,,,		56 50.00	- 1	2878.90		4	\$21,007,75	82.190.77	25.55	\$555.20	8	**************************************		2000	CAST SOLVE	24E 51	S774.18	80.00	\$16,873.80	
Section Sect		Lord Storage Annot	544 62	19,56 324,488	30.00	521,73	43 SUR	7 \$5.286.40	E81825	38,526,36		\$80,439.43	26,55,50	290955	1	22 32 30 22 34	4000	200 000	8.5	\$20 B41 02	3778	\$183.38	80.00	09000172	
Section State Section Sectio		Lord Sherada Assoc.	5W 1	473 55.938	1,33 50.00	35.377	35 5000	- 1	\$592.43	\$1,000.43	- 1	\$54.800.66	\$1,460.08	8222.18		X 100.54	0010110	********	900	28 284 35	12.00	\$500.08	80.08	365,657,62	SSN 867 KZ
LEADTON CHILD NY S.O. 5428-27 SECTION STATES CONTROL STATES CONTRO		Acheod	288	15.00 \$10.77	7.94 50.00		2000		11,859.2	2	-4	Sep. 149.25	25.00.00	\$778.00	21.222.12	200	4.	20.00			3.83%	\$197.89	ST CHILD	2564,390.54	17 ET 8 E 8 E 8 E 8 E 8 E 8 E 8 E 8 E 8 E
CADITION DESTRUCTION SECURITY SECURITY<		١	in the	\$.00 \$8.289	P.21.	\$6,550	- 24	\$1,381.07	-	\$2,630.05	+	\$16, 918	\$1.572.18	85438	8281.60	1	+		\$559,036.13	5192.6/0.39	30,31%	\$1.524.96			
TOTAL 1271 3199.01569 SEATON SEASON S		. I	151		3.49	542.77	1.97	\$10,471.3	, a	\$50.273.3		\$121 980 14	\$12,799.01	\$1,672.56	52,017,85	٠,	4-	K10-120.98	20.00	\$79,120.38	3.40%	\$170,98	20,02	\$19,291,35	\$162513
10713, 12711 3459,11169 30.00 5.01(94,05 50.00 5.01,041.00 5.01,04		١	-	4.32 \$5,407	7.88	25, 75	8	\$5.167.30	7	\$273.05	4	513,542,99	\$1,366,40	2503 160	20000	4.	J	2500 010 51		5365,385,74	*40.06%		25,030,50	11.03.003	17 02 00 00
		107 A		127.11 3159.12	27.69 50.00	\$141.69	N 36 50.0	- 5		C 238,860.3	-4	X395 208.98	536,820,70	58,577.53	39,339.17	4	J.								

LEGEND G GUILD AVENUE GT GUILQ AVE. CHENER ROAD R.A.E. RESIDENTIA, ACPE ECUIVALENT

107AL CONSTRUCTION COSTS • FEES PAID BY LODI 2000 DISTRIBUTION TRUST \$584,066.85 FAIR SHARE OBJUDATION COST FOR LODI 2000 DISTRBUTION TRUST (\$184,381.24) REMBURSEMENT DUE LODI 2000 (NISTRIBUTON TRUST \$366,673.71

TOTAL CONSTRUCTION COST LIFES \$5,638,83 REMBURSEMENT APPLICATION PEE \$5,638,83

LEGEND PROPERTIES BENEFITING FROM GUILD AVE. IMPROVEMENTS LODI 2000 DISTIBUTION TRUST AC:5.00 APN:049 080 28 PROPERTIES BENEFITING FROM GUILD AVE. AND TURNER ROAD IMPROVEMENTS ATWOOD EDWARD L TR ET AL-AC: 15.00 APN:049 080 05 AREA OF IMPROVEMENT ASSESSOR'S PARCEL NUMBER APN AC ACRES LÔDI STÓRAĞE ASSOCIATES AC: 19.56 APN:049 080 LODÍ 2000 DISTIBUTION TRUST A.C.: 38.53 APN:049 080 83 LODI STORAGE ASSOCIATES AC: 7.09 APN:049 080 32 BATCH, DEYMAR AC:4.52 APN:049 040 06 GUILD AVENUE STREET AND INFRASTRUCTURE IMPROVEMENTS METTLER O R/D M 2001 TRUST 1AC: 4.49 204 APN:049 080 07 LODI STORAGE ASSOCIATES LP AC:5.19 APN:049 080 81 LODI STORAGE ASSOCIATES LP AC: .55 APN:049 080 82 LODI STORAGE ASSOCIATES LP A.C.: 2.59 APN:049 080 74 TURNER ROAD STREET AND INFRASTRUCTURE IMPROVEMENTS

BENEFIT AREA

City of Lodi Publics Works Department

Development: 770 N. Guild Avenue Developer: Lodi 2000 Distribution Trust Engineer: Baumbach & Piazza

	TOTAL COST OF	PROJECT IMPI	ROVEM	ENTS (1)		COST OF CITY-FUNDED IMPROV	EMENTS (1)	REIMBURSABLE IMPROVEME	NTS (1)
tem	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schee	dule 1 (Turner Road Sta. 699+17.7 to	o Sta. 702+61.3)						
	Street System		LS	\$870,00	\$870.00	0	\$0.00	0	\$0.00
!	Miscellaneous Grading	1	LS	400.00	400.00	0.20	80.00	0	0.00
	Asphalt Removal	1	LS	2,500.00	2,500.00	0.15	375.00	0	0:0
	Clear & Grub	1	LS	4,000.00	4,000.00	0	0.00	0	0,0
	Chain Link Fence Removal Roadway Excavation	620	CY	4.00	2.480.00	93	372.00	0	0.0
	Compact Original Ground (0.50')	21,240	SF	0.12	2,548.80	4,128	495.36	O	0.0
	Compact Native Material (0.80')	21,240	SF	0.14	2,973.60	4,128	577:92	0	0.0
	Aggregate Base, Class II (0.75')	21,240	SF	0.85	18,054.00	4,128	3,508.80	0	0.0
	Asphall Concrete, Type B (0.40')	21,240	SF	1.25	26,550.00	4,128	5,160.00	0	0.0
	30' Commercial Driveway	1	EΑ	2,200.00	2,200.00	Ö	0.00	ō	8.0
	Vertical Curb, Gutter & Sidewalk	309	LF	24.00	7,416.00	0	00.0	0	9.0 9.0
!	Vertical Curb & Gutter	344	LF	14.00	4,816.00	0	00,0	.0 O	0.0
3	Comm. CGSW & AC Dike	76	LF	15.00	1,140.00	0	0.00	0	.0.0
ļ	Concrete Subgrade Compaction	3,440	SF	0.40	1,376,00	0	0.00 0.00	0	0.0
;	Barricade	1	EA	300.00	300.00	0	32.07	ñ	0.0
5	Traffic Control Plan	1	LS	165:00	165.00	0.19	619.98	ő	0.0
7	Traffic Control Plan	1	LS	3,190.00	3,190.00	0.19 0.19	249.00	ñ	0.0
3	Pavement Marking & Striping	1	LS	1,281.17	1,281,17 9,800.00	0.19	0.00	ō	0.0
3	Street Lights	1	LS	9,800.00		_	\$11,470.12	Subtotal	\$0,6
				Subtotal	\$92,060.57	Subtotal	1	10% Engineering & Administration	0.0
						10% Engineering & Administration	1,147:01		\$0.0
						Subtotal Street System	\$12,617.13	Subtotal Street System	5 03.
	Storm Drain System 60" CIP	344	LF	\$99.00	\$34,056,00	344	\$34,056.00	0	\$0.0
	15° SD	15	ĹF	35.00	525.00	0	0.00	0	0,0
	12" SD	0	LF	33.00	0.00	0	0:00	0	0.0
	Pipe Marker	1	EA	180.00	180:00	0	0.00	0	0.0
	Side Inlet Catch Basin	1	ĒA	1,200.00	1,200.00	0	0.00	0	0.0
	Side fillet Caron basin			Subtotal	\$35,961.00	Subtotal	\$34,056:00	Subtotal	\$0.0
				Opposition	000,001100	10% Engineering & Administration	3,405.60	10% Engineering & Administration	0.0
						Subtotal Storm Drain System	\$37,461.60	Subtotal Storm Drain System	\$0.0
	Sanitary Sewer System				50.055.00		\$0.00	0	\$0.0
	6" Sanilary Sewer Pipe (VCP)	105	LF	\$31.00	\$3,255.00	0	0.00	ŏ	0.0
	Sanitary Sewer Manhole	1	EA EA	2,600.00 180.00	2,600.00 180.00	ő	0.00	0	0:0
	Pipe Marker	1	EA	240.00	240.00	l ő	0.00	Ō	0.1
	Remove Existing Riser	1	CA	6.00		Subtotal	\$0.00	Subtotal	\$0.0
				Subtotal	\$6,275.00		0.00	10% Engineering & Administration	0.0
						10% Engineering & Administration Subtotal Sanitary Sewer System	\$0.00	Subtotal Sanitary Sewer System	\$0.0
	Water System								
	10" Water Pips (PVC)	434	LF	\$25.00	\$10,850.00	345	\$690.00	0	\$0.
	10" Water Lateral (PVC)	35	LF	25.00	875.00	0	0.00	0	0.4
	10" Water Valve	2	EA	1,100.00	2,200.00	2	500.00	. 0 n	0.0 1.0
	10" Water Lateral Valve	1	EA	1,100,00	1,100:00	0	0.00	0	U. G.
	8" Water Valve	1	EA	850.00	850.00	0	0.00	0	0.
	10" x 10" Cross	1	EA	550,00	550.00	0 .	0.00	0	0. 0.
	10" x B" Reducer	1	EA	180.00	180:00	0	00.0 00.0	n	0. 0.
	8" Fire Hydrant Assembly	1	EA	2,700.00	2,700.00	0	0.00 0.00	0	0,
	Pipe Marker	1	EA	180.00	180.00	• • • • • • • • • • • • • • • • • • •	0.00 0.00	6	0.
1	Blow Off	1	ËΑ	700.00	700.00	-		v	
				Subtotal	\$20,185.00	Subtotal	\$1,190.00	Subtotal	\$0.
						10% Engineering & Administration	119.00	10% Engineering & Administration	0.
						Subtotal Water System	\$1,309.00	Subtotal Water System	\$0.0
			Se	chedule 1 Total	\$154,481.57	Total	\$51,387.73	Total	\$0.
						•			

	TOTAL COST OF	PROJECT IMPR	ROVEM	ENTS (1)		COST OF CITY-FUNDED IMPROV	EMENTS (1)	REIMBURSABLE IMPROVEMEN	(TS ⁽⁷⁾
tem	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Sche	dule 2 (Turner Road Sta. 702+61.3 to	Sta. 705+48)			1		1		
	Street System							0.700	6250.00
	Miscellaneous Grading	1	LS	\$530.00	\$530.00	1	\$530.00	0.736	\$390.08 441,60
	Aphalt Removal	1	LS	00.00	600,00	1	600,00 12,800,00	0.736 0.736	9,420.80
	Clear & Grub	1	LS	12,800.00	12,800.00	380	1,520.00	279.68	1,118.72
	Roadway Excavation	380	CY SF	4,00 0,12	1,520.00 1,562.88	360 13,024	1,562.88	9,585,66	1,150.28
	Compact Original Ground (0.50')	13,024 13,024	SF	0.12	1,823.36	13,024	1,823.36	9,585.66	1.341.99
	Compact Native Material (0.80')	13,024	SF	0.85	11.070.40	13.024	11.070.40	9,585,66	8,147.81
	Aggregate Base, Class II (0.75') Asphalt Concrete, Type B (0.40')	13,024	SF	1.25	16,280.00	13.024	16,280.00	9,585,66	11,982.08
	6" Asphalt Dike	210	LF	5.00	1,050.00	210	1,050.00	210	1.050.00
0	Shoulder on Turner Road (N & S)	320	LF	2.50	800.00	320	800.00	320	800:00
1	Street Sign & Posts	1	ĒΑ	320.00	320.00	1	320.00	1	320.00
2	Traffic Control Plan	1	LS	135.00	135.00	1	135.00	0.736	99.36
3	Traffic Control Plan	1	LS	2,610,00	2,610.00	1	2,610.00	0.736	1,920.96
4	Pavement Marking & Striping	1	LS	1,048.23	1,048.23	1	1,048.23	0.736	771.50
5	Street Lights	0	LS	0.00	0.00	O	9.00	0	0.00
	ű			Subtotal	\$52,149.87	Subtotal	\$52,149.87	Subtotal	\$38,955.18
					·	10% Engineering & Administration	5,214.99	10% Engineering & Administration	3,895.52
						Subtotal Street System	\$57,364.86	Subtotal Street System	\$42,850.70
	Storm Drain System					000	202 700 00	0	\$0.00
	60" CIP	280	LF	\$99.00	\$27,720.00	280	\$27,720.00	0	0.00
	60" RCP	50	LF	160.00	8,000.00	50 .0	8,000,00 0,00	n n	0.00
	15" Storm Drain	90 88	LF LF	35.00 33.00	3,150.00 2,904.00	.u :0	0.00	n	0.00
	12" Storm Drain	1	EA	5,300.00	5,300.00	1	5,300.00	1	0.00
;	72" Storm Drain Manhole Pipe Marker	4	EA	180.00	720.00	n	00.00	Ö	90.0
,	Pipe warker	4		Subtotal	\$47,794.00	Subtotal	\$41,020.00	Subtotal	\$0.08
				00010101	447,700,000	10% Engineering & Administration	4,102.00	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	\$45,122.00	Subtotal Storm Drain System	\$0.08
	Water System							000	\$6,624.0
	10" Water Pipe (PVC)	288	LF	\$25.00	\$7,200.00	288	\$7,200.00	288 1	850.0
	10" Water Valve	1	EA	1,100.00	1,100.00	1	1,100.00 1,150.00	46	1,150.0
	10" Water Lateral (PVC)	46	LF	25.00	1,150,00	46 1	1,150.00	40	1,100.0
	10" Water Lateral Valve	1	EA	1,100.00	1,100.00	30	780.00	30	780.0
	8" Water Pipe (PVC)	30	LF EA	26.00 850.00	780.00 850.00	1	850.00	1	850.0
	8" Water Valve	1		24,00	720.00	30	720.00	30	720.0
	6" Water Pipe (PVC)	30 1	LF EA	700.00	720.00 700.00	30	700.00	1	700.0
	6" Water Valve	1	EA	550.00	550.00	1	550,00	1	550.0
_	10" x 10" Cross 10" x 8" Reducer	1	EA	180.00	180,00	4	180.00	1	180.0
0	10" x 10" x 6" x 6" Cross	- 1	ΈA	180.00	180.00	1	180,00	. 1	180.0
2	Blowoff	3	EA	700.00	2,100.00	3	2,100.00	3	2,100.0
3	Pipe Marker	3	EA	180.00	540.00	3	540.00	3	540.0
J	t the mariles	J		Subtotal	\$17,150.00	Subtotal	\$17,150.00	Subtotal	\$16,324.0
					*	10% Engineering & Administration	1,715.00	10% Engineering & Administration	1,632.40
						Subtotal Water System	\$18,865.00	Subtotal Water System	\$17,956.40
			9/	hedule 2 Total	\$117,093.87	Total	\$121,351.86	Total	\$60,807.10

	TOTAL COST OF	PROJECT IMPI	ROVEME	NTS ⁽¹⁾		COST OF CITY-FUNDED IMPROVE	EMENTS (1)	REIMBURSABLE IMPROVEME	NTS (1)
llem	Description	Quantity	Unit	Price	Total	Quantity	<u>Total</u>	Quantity	Total
Sche	dule 3 (Guild Avenue Sta. 114+13.8	to Sta. 119+28.	7)		-		3		
	Street System							0.40	2040.70
1	Miscellaneous Grading	1	LS	\$2,016.00	\$2,016.00	0.84	\$1,693,44	9.42 9.42	\$846.72 1,276.80
2	Asphalt Removal	1	LS LS	3,040.00 272.00	3,040.00 272.00	0:84 0.84	2,553.60 228.48	0.42	114.24
3 4	Clear & Grub Roadway Excavation	1,280	CY	4,00	5,120.00	1.075	4,300,80	538	2,150,40
5	Compact Original Ground (0.50')	17,519	SF	0.12	2,102.28	14,684	1,762.08	7.342	881.04
6	Compact Native Material (0.80')	17,519	SF	0.14	2,452.66	14,684	2,055.76	7,342	1,027.88
7	Aggregate Base, Class II (0.80')	17,519	SF	0.87	15,241.53	14,684	12,775.08	7,342	6,387.54
8	Asphalt Concrete, Type B (0.40')	17,519	SF	1.25	21,898.75	14,684	18,355.00	7.342	9,177.50
9	Driveway Repair	3	EΑ	500.00	1,500.00	3	1,500:00	1,5	750.00
10	Shoulder (E & W)	1,030	LF	2.40	2,472.00	515	1,236.00	257.5	618.00
11	Traffic Control Plan	1	LS	240.00	240.00	0.84	201.60	0.42	100:80 1,948:80
12	Traffic Control Plan	1	LS	4,640.00 1,863,52	4,640.00 1.863.52	0.84 0.84	3,897.60 1,565.36	0.42 0.42	782.68
13 14	Pavement Marking & Striping	0	LS EA	1,663.52 0.00	0.00	0.04	0.00	0	0.00
24	Street Lights	v	EM		\$62,858.74	Subtotal	\$52,124.80	Subtotal	\$26,062,40
				Subtotal	\$02,030.74		5,212,48	10% Engineering & Administration	2,606.24
						10% Engineering & Administration			\$28,668.64
						Subtotal Street System	\$57,337.28	Subtotal Street System	320,000.04
	Storm Drain System	100	LF	\$65.00	\$32,240,00	496	\$32,240,00	0	\$0,00
1 2	42" CIP 24" Storm Drain	496 10	LF	50.00	500.00	10	500.00	Ö	0.00
3	18" Storm Drain	182	LF	48.00	8,736,00	182	8,736.00	ŏ	0.00
4	12" Storm Drein	80	ĹF	33.00	2,640,00	80	2,640.00	80	2,640.00
5	48" Storm Drain Manhole	3	EA	3,100,00	9,300.00	3	9,300.00	0	0.00
6	Relocate 18" Double SD	1	LS	5,698.26	5,698.26	1	5,698.26	0	0.00
7	Pipe Marker	2	EA	180.00	360.00	2	360.00	2	360.00
8	Side Inlet Catch Basin	1	EA	1,200.00	1,200,00	1	1,200,00	1	1,200:00
				Subtotal	\$60,674.26	Subtotal	\$60,674.26	Subtotal	\$4,200.00
						10% Engineering & Administration	6,067.43	10% Engineering & Administration	420.00
						Subtotal Storm Drain System	\$66,741.69	Subtotal Storm Drain System	\$4,620.00
	Sanitary Sewer System	565	LF	\$36.00	\$20,340,00	565	\$20,340.00	565	\$20,340.00
1 2	8" Sahitary Sewer Pipe (VCP) Sanitary Sewer Manhole	2 2	EA	2,600.00	5,200,00	2	5.200.00	W	5,200.00
3	Pipe Marker	1	EA	180.00	180.00	1	180,00	1	180:00
Δ	Sanitary Sewer Riser	1	EA	240.00	240.00	1	240.00	1	240.00
7	Cambry Cover 1 day			Subtotal	\$25,960.00	Subtotal	\$25,960.00	Subtotal	\$25,960.00
					,	10% Engineering & Administration	2,596.00	10% Engineering & Administration	2,596.00
						Subtotal Sanitary Sewer System	\$28,556.00	Subtotal Sanitary Sewer System	\$28,556.00
	Water System	1	, 	ቀባር ዕለ	\$12,700,00	508	\$1.016.00	0	\$0.00
1	10" Water Pipe (PVC)	⁷ 508 4	LF EA	\$25.00 1,100.00	\$12,700,00 4,400,00	306 4	1,000.00	ŏ	0.00
2	10" Water Valve 8" Water Pipe (PVC)	4 56	LF.	26.00	1,456,00	0	0.00	ő	0.00
4	8" Water Valve	2	EA	850.00	1,700,00	0	0.00	Ö	0.00
5	6" Water Valve	2	EA	700.00	1,400,00	0	0.00	0	0.00
6	10" x 6" Reducer	2	EA	180.00	360.00	0	00.0	0	00.0
7	10" x 8" Reducer	2	EA	180.00	360,00	0	0.00	0	0.00
8	10" x10" Cross Assembly	2	EA	550.00	1,100.00	0	.0.00	0	00.0 00.0
9	6" Fire Hydrant Assembly	2	EA	2,500.00	5,000.00	0	0.00	0	0.00
10	Pipe Marker	2	EA	180.00	360.00	0 0	0.00 00.00	0	0.00
11	Blow Off	2	EA	700.00	1,400,00	1		i ·	\$0.00
				Subtotal	\$30,235.00	Subtotal	\$2,016.00	Subtotal	•
						10% Engineering & Administration	201.60	10% Engineering & Administration	0.00
						Subtotal Water System	\$2,217.60	Subtotal Water System	\$0.00
			Sc	hedule 3 Total	\$179,729.00	Total	\$154,852.56	Total	\$61,844.64

	TOTAL COST OF P	ROJECT IMPR	OVEM	ENTS (1)		COST OF CITY-FUNDED IMPROV	'EMENTS (")	REIMBURSABLE IMPROVEME	NTS (II)
item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Sched	ule 4 (Guild Avenue Sta. 119+28.7 to	Sta. 134+14.8	; Mond	avi Project)	{		***************************************		
	Street System			80 24E 20	\$8,215.20	0.62	\$5,134,49	Đ	\$0.00
2	Miscellaneous Grading Asphalt Removal	1	LS LS	\$8,215,20 12,388.00	12,388.00	0.62	7,742.48	ō	0.00
3	Clear & Grub	1	LS	1,108.40	1,108.40	0.62	692.75	0	0.00
4	Roadway Excavation	5,216	CY	4.00	20,864.00	3,260	13,039.96	0	00.0 00.0
5	Compact Original Ground (0.50')	71,333	SF	0.12	8,559.96	44,583	5,349.96 6,241.62	0	0.00
6	Compact Native Material (0.80')	71,333	SF SF	0.14 0.87	9,986,62 62,059,71	44,583 44,583	38,787.21	Ö	0.00
7 8	Aggregate Base, Class II (0.80') Asphalt Concrete, Type B (0.40')	71,333 71,333	SF	1.25	89,166.25	44,583	55,728.75	Ö	0.00
9	100' Commercial Driveway	1 1,000	EA	4,800.00	4,800.00	0	0.00	0	0.00
10	170' Commercial Driveway	2	EA	9,000.00	18,000:00	0	0.00	0	00,0 00.0
11	Vertical Curb, Gutter & Sidewalk	1,160	LF	24.00	27,840.00	0	00,0	0 0	00.0
12	Concrete Subgrade Compaction	11,146	SF	0.40	4,458.40 3,566.40	0	0,00	Ö	0.00
13	Shoulder (W)	1,486 2	LF EA	2.40 300.00	600.00	o o	0.00	0	0.00
14 15	Barricade Mail Box Relocation	1	EA	150.00	150.00	Ō	0.00	0	0.00
16	Driveway Overlay	3	ĒΑ	500.00	1,500.00	0	0.00	0	0.00
17	Traffic Control Plan	1	LS	690.00	690.00	0.62	431.25	0	00.0 00.0
18	Traffic Control	1	LS	13,349.00	13,340.00 5.357.62	0.62 0.62	8,337.48 3,348.50	Ŏ	00.0
19	Pavement Marking & Striping	1	LS LS	5,357,62 21,600.00	21,600.00	.0	0.00	Õ	0.00
20	Street Lights	1	EG	Subtotal	\$314,250.56	Subtotal	\$144,834,44	Subtotal	\$0.00
				02010101	0071,200100	10% Engineering & Administration	14,483.44	10% Engineering & Administration	00.0
						Subtotal Street System	\$159,317.89	Subtotal Street System	\$0.00
4	Storm Drain System 54" CIP	624	LF	\$90.00	\$56,160.00	624	\$56,160.00	O	\$0.00
2	48" CIP	921	LF	80.00	73,680.00	921	73,680.00	0	00.0
3	42" RCP	40	LF	65.00	2,600.00	40	2,600.00	0	00.0 00.0
4	18" Storm Drain	108	LF	48,00	5,184.00	0	0.00	.0 0	0.00
5	15" Storm Drain	45	LF	35.00	1,575.00	.0 0	0.00	Ö	0.00
6	12" Storm Drain	60	LF EA	33.00 5,300.00	1,980:00 0.00	0	0.00	ō	0.00
7	72" Storm Drain Manhole	0 5	EA	4,200.00	21,000.00	3	12,600.00	0	0.00
8 9	60" Storm Drain Manhole Pipe Marker	8	EA	180.00	1,440.00	0	0.00	0	0.00
10	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	.0.00	0	0.00
				Subtotal	\$164,819.00	Subtotal	\$145,040.00	Subtotal	\$0.00
						10% Engineering & Administration Subtotal Storm Drain System	14,504.00 \$159,544.00	10% Engineering & Administration Subtotal Storm Drain System	0.00 \$9.00
	Sanitary Sewer System					-			#C 00
1	15" Sanitary Sewer Pipe (VCP)	683	LF	\$75.00	\$51,225.00	683	\$17,075.00	0 0	90.0\$ 90.0
2	12" Sanitary Sewer Pipe (VCP)	351	LF	67.00	23,517.00	351 0	10,881.00 0.00	.0	0.00
3	10" Sanitary Sewer Pipe (VCP)	1,022 743	LF LF	50.00 36.00	51,100,00 26,748,00	0	0.00	o	0.00
4 5	8" Sanitary Sewer Pipe (VCP) 6" Sanitary Sewer Pipe (VCP)	50	LF	31.00	1,550.00	o	0.00	0	0.00
6	Sanitary Sewer Manhole	5	ĒΑ	2,600.00	13,000.00	0	0.00	0	0.00
7	Pipe Marker	8	£Α	180.00	1,440.00	0	0.00	0 0	00.0 00.0
8	Sanitary Sewer Riser	2	EA	240.00	480,00	0	0.00	Subtotal	\$0.00
				Subtotal	\$169,060.00	Subtotal	\$27,956.00	10% Engineering & Administration	00.0
						10% Engineering & Administration Subtotal Sanitary Sewer System	2,795.60 \$30,751.60	Subtotal Sanitary Sewer System	\$0.00
	Water System	0.004		275 00	\$73,100.00	2.924	\$5,848.00	. 0	\$0.00
1	10" Water Pipe (PVC)	2,924 70	LF LF	\$25.00 27.00	1,890.00	70	140.00	0	0.0
3	10" Water Pipe (DIP) 10" Water Valve	24	EA	1,100.00	26,400.00	18	4,500.00	O	0.00
4	RR Xing Jack & Bore 18" Casing	46	LF	300.00	13,800.00	23	6,900.00	0	0.00
5	10" x 10" Cross	3	EA	550.00	1,650.00	0	0.00	0	0.00 0.00
5	Relocate 10" x 10" Cross	1	LS	1,049.69	1,049.69	0	0.00 00.0	0	0.00
6	10" x 10" x 6" x 6" Cross Assembly	3	EA EA	420.00 300.00	1,260.00 1,200.00	0	0.00	0	0.00
7 8	10" x 10" x 10" Tee 10" x 10" x 6" Tee	4	EA	180.00	720.00	ŏ	0.00	ō	0.00
O.	10" X 10" X 6" tee 10" Blind Flange	3	ËA	90.00	270.00	0	0.00	0	0.00
9	6" Blind Flange	3	EA	50.00	150.00	o o	0.00	0	0.00
9 10		7	EΑ	700.00	4,900.00	0	0.00	0	0.00 0.00
	6" Gate Valve			2,500.00	17,500.00	0	0.00		
10 11 12	6" Gate Valve 6" Fire Hydrant Assembly	7	EΑ		000.00	1 ^		1 0	\$ 5 -1 52
10 11 12 13	6" Gate Valve 6" Fire Hydrant Assembly Pipe Marker	5	EA	180.00	900.00 3.500.00	0	0.00 00.0	0 0	0.00 0.00
10 11 12	6" Gate Valve 6" Fire Hydrant Assembly			180.00 700.00	3,500.00	Ö	0.00	0	
10 11 12 13	6" Gate Valve 6" Fire Hydrant Assembly Pipe Marker	5	EA	180.00		0 Subtotal	0.00 \$17,388.00	0 Subtotal	0.00
10 11 12 13	6" Gate Valve 6" Fire Hydrant Assembly Pipe Marker	5	EA	180.00 700.00	3,500.00	Ö	0.00	0	0.00 \$0.00

	TOTAL COST OF	PROJECT IMPI	ROVEM	ENTS (1)		COST OF CITY-FUNDED IMPROVE	EMENTS (1)	REIMBURSABLE IMPROVEME	4TS (8)
item	Description	Quantity	Unit	Price	<u>Total</u>	Quantity	Total	Quantity	Ictal
Sche	dule 5 (Guild Avenue Sta. 134+14.8	to Sta. 137+44.	8)		-				
	Street System							2.5	2000 10
1	Miscellaneous Grading	1	LS	\$1,600.20	\$1,600.20	1	\$1,600.20	0.5	\$800.10 1,206.50
2	Asphalt Removal	1	LS	2,413.00	2,413.00	1	2,413.00	0.5 0.5	1,206.50
3	Clear & Grub	1	LS	215.90	215.90	1,016	215.90 4.064.00	508	2,032.00
4	Roadway Excavation	1,016	CY SF	4.00	4,064.00 1,663.20	13,860	1,663.20	6,930	831.60
5 6	Compact Original Ground (0.50')	13,860	SF	0.12 0.14	1,940.40	13,860	1,940.40	6.930	970,20
7	Compact Native Material (0:80")	13,860 13,860	SF	0.14	12.058.20	13.860	12,058.20	6.930	6,029,10
<i>!</i> 8	Aggregate Base, Class II (0.80°)	13,860	SF	1.25	17,325.00	13,860	17,325.00	6,930	8,662.50
9	Asphalt Concrete, Type B (0.40') Shoulder (E & W)	330	LF	2.40	792.00	330	792.00	165	396.00
9 10	6" Asphalt Dike	230	LF	5.00	1,150.00	230	1,150,00	115	575.00
11	Traffic Control Plan	200	LS	150.00	150.00	1	150.00	0.5	75.00
12	Traffic Control	1	ĹS	2.900.00	2,900.00	1	2,900.00	0.5	1,450.00
13	Pavement Marking & Striping	1	LS	1,164.70	1,164.70	1	1,164.70	0,5	582.35
14	Street Lights	ò	ĒΑ	0.00	0.00	0	0.00	0	0.00
	Chicot mail.			Subtotal	\$47,436,60	Subtotal	\$47,436,60	Subtotal	\$23,718.30
				Contract Contract	011,100,00	10% Engineering & Administration	4,743,66	10% Engineering & Administration	2,371.83
					l	Subtotal Street System	\$52,180.26	Subtotal Street System	\$26,090.13
	Storm Drain System						#,	• • • • • • • • • • • • • • • • • • • •	
1	60" CIP	326	LF	\$99,00	\$32,274.00	326	\$32,274.00	Đ	\$0.00
2	24* Storm Drain	45	LF	50,00	2.250.00	0	0.00	0	0.00
3	18" Storm Drain	45	LF	48.00	2,160,00	0	0.00	.0	00.0
4	12" Storm Drain	70	ŁF	33.00	2.310.00	0	0.00	0	0.00
5	72" Storm Drain Manhole	1	ĒΑ	5,300.00	5,300.00	1	5,300.00	0	0.00
6	Pipe Marker	2	EΑ	180.00	360:00	0	0.00	0	0.00
7	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	.0	0.00
				Subtotal	\$45,854.00	Subtotal	\$37,574.00	Subtotal	\$0.00
						10% Engineering & Administration	3,757.40	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	\$41,331.40	Subtotal Storm Drain System	\$0.00
	Sankary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	352	LF	\$36.00	\$12,672.00	352	\$12,672.00	352	\$12,672.00
2	6" Sanitary Sewer Pipe (VCP)	60	LF	31.00	1,860.00	60	1,860.00	60	1,860.00
3	Sanitary Sewer Manhole	1	EΑ	2,600.00	2,600.00	1	2,600.00	1	2,600.00
4	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	.180.00
				Subtotal	\$17,312.00	Subtotal	\$17,312.00	Subtotal	\$17,312.00
						10% Engineering & Administration	1,731.20	10% Engineering & Administration	1,731.20
						Subtotal Sanitary Sewer System	\$19,043.20	Subtotal Sanitary Sewer System	\$19,043.20
	Water System								
1	10" Water Pipe (PVC)	397	LF	\$25.00	\$9,925.00	397	\$9,925.00	397	\$9,285.00
2	10" Water Valve	4	EΑ	1,100.00	4,400.00	4	4,400.00	4	3,900.00
3	10" x10" Cross Assembly	1	E,A	550.00	550.00	1	550.00	1	550,00
4	Pipe Marker	2		180.00	360.00	2	360.00	2	360.00
5	Blow Off	2		700.00	1,400.00	2	1,400.00	2	1,400.00
				Subtotal	\$16,635.00	Subtotal	\$16,635.00	Subtotal	\$15,495.00
						10% Engineering & Administration	1,663.50	10% Engineering & Administration	1,549.50
						Subtotal Water System	\$18,298.50	Subtotal Water System	\$17,044.50
				hedule 5 Total	\$127,237.60	Total	\$130,853.36	Total	\$62,177,83

	TOTAL COST OF I	PROJECT IMPR	ROVEM	ENTS (1)		COST OF CITY-FUNDED IMPROVI	EMENTS (1)	REIMBURSABLE IMPROVEME	ENTS (*)
Item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Sche	dule 6 (Guild Avenue Sta. 137+44.8	to Sta. 139+81)						
	Street System								
1	Miscellaneous Grading	1	LS	\$768.60	\$768.60	1	\$768.60	0.5	\$384.30
2	Asphalt Removal	1	LS	1,159.00	1,159.00	1	1,159.00	0.5	579.50
3	Clear & Grub	1 488	LS	103.70 4.00	103.70 1,952.00	1 488	103,70 1,952,00	0.5 244	51.85 976.00
4 5	Roadway Excavation Compact Original Ground (0.50')	6,700	SF	0.12	804.00	5,700	1,932,00 804,00	3,350	402.00
5	Compact Native Material (0.80')	6,700	SF	0.14	938.00	6.700	938.00	3.350	469.00
7	Aggregate Base, Class II (0.80')	6,700	SF	0.87	5,829.00	6,700	5,829:00	3,350	2,914.50
3	Asphalt Concrete, Type B (0.40')	6,700	SF	1.25	8,375.00	6,700	8,375,00	3,350	4,187.50
9	Survey Monument	1	EA	550.00	550.00	1	550.00	0.5	275.00
10	Traffic Control Plan	1	LS	120.00	120.00	1	120.00	0.5	60.00
11	Traffic Control	1	LS	2,320.00	2,320,00	1	2,320.00	0.5	1,160.00
12	Pavement Marking & Striping	1	LS	931.76	931.76	1	931.76	0.5	465.88
13	Street Lights	0	EA	_0.00	0.00	0	0.00	0	0.00
				Subtota!	\$23,851.06	Subtotal	\$23,851.06	Subtotal	\$11,925,53
						10% Engineering & Administration	2,385,11	10% Engineering & Administration	1,192,55
						Subtotal Street System	\$26,236,17	Subtotal Street System	\$13,118.08
	Storm Drain System	455		600.00	045 046 00	455	P45 245 00		20.00
2	60" CIP 60" RCP	155 10	LF LF	\$99.00 160:00	\$15,345.00 1,600.00	155 10	\$15,345,00 1,600,00	0 0	00.00 00.0
3	30" Storm Drain	68	LF LF	66.00	4.488.00	0	0.00	0	0.00
4	18" Storm-Drain	30	LF	48.00	1,440.00	ő	0.00	Ĭ	0.00
5	72" Storm Drain Manhole	1	EA	5,300,00	5,300.00	1	5,300,00	l ő	0.00
6	Pipe Marker	2	EA	180.00	360.00	0	0.00	i o	0.00
-			-	Subtotal	\$28,533.00	Subtotal	\$22,245,00	Subtotal	\$0:00
				00000	0.20,0	10% Engineering & Administration	2,224,50	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	\$24,469.50	Subtotal Storm Drain System	\$0.00
	Sanitary Sewer System								
1	8" Sanitary Sewer Pipe (VCP)	230	LF	\$36.00	\$8,280.00	230	\$8,280.00	230	\$8,280.00
2	6" Sanitary Sewer Pipe (VCP)	80	LF	31.00	2,480.00	80	2,480.00	80	2,480.00
3	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600,00	1	2,600.00
4	4" Sanitary Sewer Service (55 LF)	1	EA	2,000.00	2,000.00	1	2,000.00	1 3	2,000.00
5	Pipe Marker	3	EA	180.00	540.00	3	540.00	4	540.00
				Subtotzi	\$15,900.00	Subtotal	\$15,900,00	Subtotal	\$15,900.00
						10% Engineering & Administration	1,590.00	10% Engineering & Administration	1,590.00
						Subtotal Sanitary Sewer System	\$17,490.00	Subtotal Sanitary Sewer System	\$17,490.00
	Water System	244	LF	\$25.00	\$6,100.00	244	\$6,100,00	244	\$5,660.00 ⁽²⁾
1	10" Water Pipe (PVC)	244		1,100.00	4,400.00	4	4,400,00	4	3,900.00 (2)
2	10" Water Valve	1	EA EA	550.00	4,400.00 550.00	1	4,400.00	1	550.00
3 ₫	10" x10" Cross Assembly Blow Off	2	EA	700.00	1,400.00	2	1,400.00	2	1,400.00
4	SIUW CII	4	E.A	Subtotal	\$12,450.00	Subtotal	\$12,450.00	Subtotal	\$11,510.00
				Sperces	\$12,400.00	10% Engineering & Administration	1,245.00	10% Engineering & Administration	1,151.00
							··, ·· · · · · · · · · · · · · · · · ·	Subtotal Water System	
						Subtotal Water System	\$13,695,00		\$12,661.00
			St	:hedule 6 Total	\$80,734.06	Total	\$81,890.67	Total	\$43,269.08
		Total	Cost of	Improvements	\$1,455,695.35	Total	\$909,076.47	Total	\$228,098.65
								Engineering Plan Check Fee (1.5%)	\$3,110,44
						•		Engineering Inspection Fee (2.5%)	\$5,184.06
								Reimbursement Application Fee	\$2,073.62
								• •	
								TOTAL REIMBURSABLE COSTS	\$238,466.77

⁽¹⁾ The amounts shown are based on contract and change order prices provided by Siegfried Engineering, the Developer's engineer. (2) Reimbursable costs for 10" PVC Water Pipe and 10" Water Valve have been adjusted to include credit for oversize mains.

\$236,393.15 \$238,486.78

TOTAL CONSTRUCTION COSTS & FEES REIMBURSEMENT PREPARATION FEE REMBURSEMENT DUE CITY OF LODI

SIMMARY OF REMBURSEMENTS

		R.A.E.WATERSYSTEM COST	SYSTEM T	RAE SANII Sener Co	ST R	RAE SANTARY SEWERCOST RAE STORM DRA	MCGST	rae Street Storem Cost	26704		ě	i	Fair Share	acting disc.		CETT REMBURSEMENT ROBERS ATTOM FIFE	SAAASE	GRAND TOTAL
	Zoeing Acres	Guild Ave.	umer Road	Guild Ave. Turner Road Guild Ave. Ploud		Guild Ave.	Turner Road	wild Awe.	Guita Avo. Tumer Road	TOTAL R.A.E. CONST. COST	Engineering and Admin. Fees	CIN Plan Chock Fee	City Inspection Fee	REIMBURSEMENT AMOUNT	Percentage of Yotal Area	FAIR SWARE OF 1% OF REIMBURSABLE CONSTRUCTION COSTS	REMBURSEMEN AMOUNT+ APPLICATION FEE	REMBURSEMENT
								62.63		50 148 38	5914,84	\$167.10	\$278.49	\$10,508.50	5.37%	\$111.40	\$18,620.20	\$10.620.20
ă	800	\$7,454.74	+	35,010.10	1	20.000		CA 780 RO		\$10.187.50	\$1,016.75	\$186.08	\$310,13	\$11,702.45	5.99%	\$124.05	\$11,826.50	\$23,653,01
1	-4-	\$1,615.52	1	100002	-	and the		C4 780 80		St0 187 50	\$1.018.75	\$186.08	\$310,13	\$11,702.45	5.96%	\$124.05	\$11,826.50	
,	!	\$1,619.52		23,339,84	1	3501.20 \$755.78		\$4.780.89		\$10,187,50	\$1,018.75	\$186.08	\$310.13	\$11,702.45	5.96%	\$124.05	\$11,626.50	\$11,826.50
z :	5.00	\$1,515.52		17 670 PA		\$251.26		\$4,780.89		\$10,187.50	\$1,018.75	\$196.08	\$310.13	\$11,702.45	5.98%	\$124.05	\$11,826,50	251,828,55
101	2 40	4836.84	\$771.94	1 .	\$0.00	\$130.15	\$0.00	\$2,476,50	\$2,824.24	\$8,873.30	\$887.33	\$96.39	\$160.66	\$10,017.67	3.10%	\$54.28	\$10,061.92	
W2	0.56	\$177.73	1	1	\$0.00	\$27.64	\$0.00	\$333.94	\$380.84	\$1,473.63	\$147.34	\$20.47	534.11	\$1,675.36	2.86%	\$13.60	21,000,01 616,078 (6	
S.	·	5.19 \$1,676.91 \$1,546,86	\$1,546,86	\$3,674.36	2000	\$250.80	30.08	\$3,151,23		\$13,903.86	\$1,390,39	\$193.15	161225	\$15,808.30	0.2.0	6175 00	\$21.772.81	\$124,236.07
049-08-32 Lodi Storage Assoc LP M2	7.09	\$2,290.90	\$2,113.15	\$5,019.50	00'08	\$356.26	-	\$4,304.85	\$4,909.32		F1 838 38	5.05.05	07.000	2C 080 23	23.40%	S485.28	\$60,087.16	
M2	049-08-33 Lodi Storage Assoc LP M2 19:55	\$6,319.91	\$5,829.79	\$13,847.86	2000	\$982.01	+	\$11,876.30	\$13,543.81	252,400.66	35,240.07	3/2/20	0. Cuta	4.4 Kan 98	573%	\$138.84	\$14,709.70	
Logi Storage Assoc. (P M2	4.79	4,79 \$1,547,67 \$1,427,64	\$1,427.64	\$3,391.17	80.00	\$240.70	20 08	\$2,808.36	\$3,316.73	\$12,632.27	\$1,253.23	31050	0000000	CAR. SO1 872	17 06%	\$372.15	\$46,063.78	\$46,083,78
1	15.00	M2 15.00 \$4,846.55 \$4,470.70 \$10,619.53	\$4,470,70	\$10,619.53	20.00	5753.77	20.03	\$9,107.59	\$10 386.43	\$40,184.57	54,018.46	3000.43	20000	00-00	0.00%	Se of	0000	etran
2	0.00	30.00		20.00		\$0.00	1	\$0.00		20.00	80.00	340,000	20.00	00.00	2000	WUX.	20.00	
ž	0.00	00 05		20.02		\$0.00	+	20.00		\$0.00	20.00	20.00	2000	640,440,09	5.179	\$307 18	\$10,218,10	\$1021810
£	432	\$1,385.81		\$3,058.42	1	\$217.09	1	\$4,130.68		\$8,802.00	1	4	350, 30	2500 500 G	150 00%	52.073.62	\$238.486.76	\$238,466.76
	82 58	477 BOC DR \$18 324 00 \$59,172,00	C18 124 00	5%9 572 00	50.00	\$4 200 00	20 03	484 708 23	\$81,706,23 \$38,955,18 \$207,362,41	\$207,362.4	\$20,739.24	53,710,44	25,184,00	25.585,3526	Pr 000 000			

LEGEND G GUILD AVENUE GT GUILD AVE/TURNER ROAD

R.A.E. RESIDENTIAL ACRE EQUIVALENT

EXHIBIT 6

SUMMARY OF FAIR SHARE REIMBURSEMENT AMOUNTS

APN	ZONE ⁽¹⁾	OWNER	ZONING	ACRES	FAIR SHARE	REIMBURSEME	NT AMOUNT
					RA-03-01	2003 RESOLUTION 2003-	TOTAL :
049-08-07	G	Mettler	M1	4.49	\$20,051.13	\$10,620.20	\$30,671.33
049-08-16	G	Batch	M1	5.00	\$22,328.65	\$11,826.50	\$34,155.15
049-08-17	G	Batch	M1	5.00	\$22,328.65	\$11,826.50	\$34,155.15
049-08-18	G	Moreland	M1	5.00	\$22,328.65	\$11,826.50	\$34,155.15
049-08-19	G	Moreland	M1	5.00	\$22,328.65	\$11,826.50	\$34,155.15
049-08-74	GT	Lodi Storage Assoc. LP	M1	2.59	\$11,918.61	\$10,081.92	\$22,000.53
049-08-82	GT	Lodi Storage Assoc. LP	M2	0.55	\$2,414.79	\$1,689.01	\$4,103.80
049-08-81	GT	Lodi Storage Assoc. LP	M2	5.19	\$22,786.81	\$15,938.07	\$38,724.88
049-08-32	GT	Lodi Storage Assoc. LP	M2	7.09	\$31,128.80	\$21,772.81	\$52,901.61
049-08-33	GT	Lodi Storage Assoc. LP	M2	19.56	\$85,878.60	\$60,067.17	\$145,945.77
049-08-77	GT	Lodi Storage Assoc. LP	M2	4.79	\$21,030.60	\$14,709.70	\$35,740.30
049-08-05	GT	Atwood	M2	15.00	\$65,857.82	\$46,063.78	\$111,921.60
049-08-28	G	Lodi 2000 Dist. Trust	M1	5.00	\$0.00	\$0.00	\$0.00
049-08-83	G	Lodi 2000 Dist. Trust	M1	38.53	\$0.00	\$0.00	\$0.00
049-04-06	G	Batch	M1	4.32	\$19,291.95	\$10,218.10	\$29,510.05
Тум у оны н у можно постоя стойной можно, на свой основа на всего	***	OTAL REIMBUR	RSEMENT A	MOUNTS:	\$369,673.71	\$238,466.76	\$608,140.47

⁽¹⁾ G Guild Avenue Improvements

GT Guild Avenue and Turner Road Improvements

When Recorded, Return to: City of Lodi City Clerk's Office P.O. Box 3006 Lodi, CA 95241-1910



RESOLUTION NO. 2003-____

A RESOLUTION OF THE LODI CITY COUNCIL ESTABLISHING AN AREA OF BENEFIT AND REIMBURSABLE COSTS FOR PUBLIC IMPROVEMENTS FOR 770 N. GUILD AVENUE

WHEREAS, construction of the Robert Mondavi warehouse facility located at 770 N. Guild Avenue required the installation of all public improvements necessary to serve the project, including the installation of a master plan storm drain line in the Guild Avenue and Turner Road alignments, extension of a master plan sanitary sewer main from Cluff Avenue to Guild Avenue, installation of master plan water mains in Lime Street and southerly in Guild Avenue to Lockeford Street as well as street pavement improvements in Guild Avenue; and

WHEREAS, due to the extensive nature of the public improvements required to serve the warehouse and in order to facilitate development in the area and minimize future disruption to residents and businesses, the developer, Lodi 2000 Distribution Trust, represented by Robert Mondavi staff and City staff worked cooperatively to include the installation of <u>all</u> public underground improvements in Guild Avenue and the Turner Road alignment as well as the extension of Turner Road street improvements to Guild Avenue in the warehouse project. The additional improvements included the master plan sanitary sewer main in Guild Avenue north and south of the Mondavi project site, extension of the master plan water main northerly in Guild Avenue from Lime Street and westerly in Turner Road, and pavement improvements in Turner Road from Guild Avenue to the existing terminus. The improvements installed with the project are shown on Exhibit 1; and

WHEREAS, under the terms of the Improvement Agreement for the project approved by Council on May 16, 2001, it was agreed that the developer would be reimbursed by the City for the cost of those improvements not required to serve the warehouse project as well as the cost of installation for the master plan storm drain facilities, excess width street pavement improvements in Guild Avenue, and oversize water and sanitary sewer mains required by LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction; and

WHEREAS, since the installation of the underground utilities required the removal of all the existing pavement in Guild Avenue, it was agreed that the costs for pavement removal and replacement be apportioned to each of the underground utilities in Guild Avenue as follows: master storm drain, 50%; master water main, 25%; master sewer main, 25%. The pavement costs would then be paid by the party responsible for the cost of the underground utility. The public improvements for the project were accepted by Council in June 2001 and reimbursement to the Developer for the City-funded improvements was made in August 2001; and

WHEREAS, in April 2002, the developer, Lodi 2000 Distribution Trust, requested a Reimbursement Agreement (RA-03-01) and establishment of an area of benefit in conformance with Chapter 16.40 of the Lodi Municipal Code for those improvements constructed with their project that benefit neighboring properties. A copy of the Reimbursement Agreement is

attached as Exhibit 2. Exhibits attached to the Reimbursement Agreement include the proposed area of benefit (Exhibit A), itemized costs for the improvements reimbursable to developer (Exhibit B), and the fair share amounts to be reimbursed to developer by each benefiting parcel (Exhibit C). As shown on Exhibit C, the public improvements funded by the City are not eligible for reimbursement to Lodi 2000 Distribution Trust; and

WHEREAS, installation of the Turner Road improvements shown as Schedule 1 on Exhibit B was required by the City in conjunction with the Mondavi project in conformance with the Improvement Deferral Agreement between the City and California Waste Removal Systems, Inc. recorded June 11, 1998 as Instrument No. 98067664. Under the terms of the agreement, Central Valley Waste Services, Inc., successor in interest to California Waste Removal Systems, Inc., was responsible for the design and installation of street frontage improvements along their property frontage upon request by the City. Central Valley Waste Services worked directly with the Developer to include those improvements in the Mondavi project and reimbursed Developer at the time of construction for all costs associated with those improvements. Therefore, those improvement costs are not included in the Reimbursement Agreement and the Central Valley Waste Services parcels are not included in the Area of Benefit; and

WHEREAS, in conformance with Chapter 16.40 of the Lodi Municipal Code, the City is eligible for reimbursement for the cost of those City-funded improvements that would be required as a condition of development for neighboring properties. The proposed area of benefit, itemized costs for the improvements reimbursable to the City and the fair share amounts to be reimbursed to City by each benefiting parcel are shown on the attached Exhibits 3, 4 and 5, respectively; and

WHEREAS, the areas of benefit covered by Reimbursement Agreement RA-03-01 and the Resolution are coincident. A Summary of Fair Share Reimbursement Amounts showing the reimbursement to the developer and the City for each benefiting parcel is attached as Exhibit 6. The property owners within the area of benefit have been notified. The Developer has paid the appropriate application fee and the fees to cover the cost of recording the Reimbursement Agreement; and

WHEREAS, pursuant to Lodi Municipal Code Section 16.40.50.A.3, the reimbursable amounts shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index. Similar adjustments to the reimbursable costs will be made each January until payment is received. The initial ENR index to be used in the calculations is 6581. In the event that the benefiting properties develop, the City will collect the appropriate amounts from the developers of the benefiting property, and reimburse the Developer and City as appropriate. The charges for a benefiting property shall be paid in full at the time of the first development on that property; and

WHEREAS, following the public hearing held August 6, 2003, in conformance with Lodi Municipal Code (LMC) Section 16.40, staff recommends that the City Council approve the following:

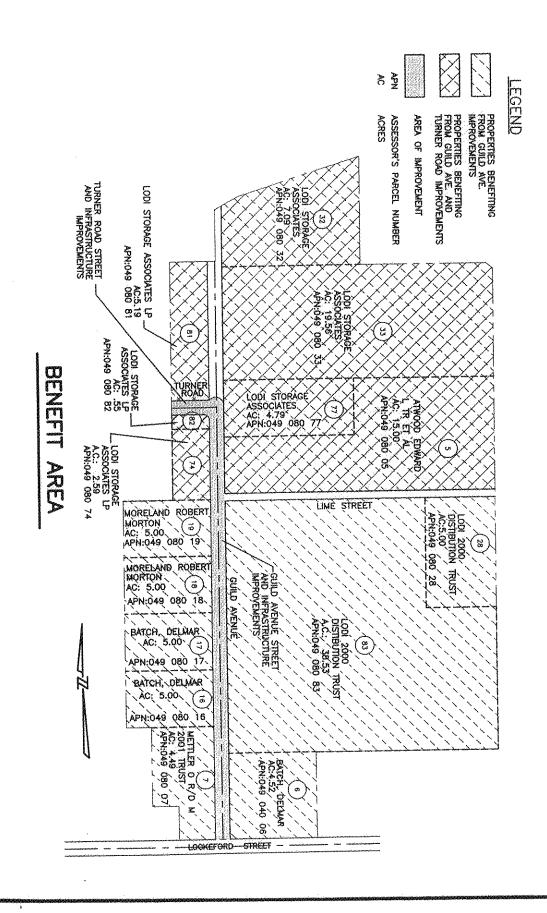
- 1) Reimbursement Agreement #RA-03-01 for public improvements for 770 N. Guild Avenue establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 N. Guild Avenue; and
- 2) Resolution establishing an area of benefit and reimbursable costs for City-funded Improvements for the project at 770 N. Guild Avenue.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby approve the following:

- 1) Reimbursement Agreement #RA-03-01 for public improvements for 770 N. Guild Avenue establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 N. Guild Avenue; and
- 2) Resolution establishing an area of benefit and reimbursable costs for City-funded Improvements for the project at 770 N. Guild Avenue.

Dated:	and place the top office when the control of the fine control of the control of t	
Counc		fy that Resolution No. 2003 was passed and adopted by the Lodi City meeting held, 2003, by the following vote:
	AYES:	COUNCIL MEMBERS -
	NOES:	COUNCIL MEMBERS -
	ABSENT:	COUNCIL MEMBERS -
	ABSTAIN:	COUNCIL MEMBERS -

Susan J. Blackston City Clerk



City of Lodi Publics Works Department

Development: 770 N. Guild Avenue Developer: Lodi 2000 Distribution Trust Engineer: Baumbach & Piazza

	TOTAL COST OF	PROJECT IMPE	ROVEME	NTS (1)		COST OF CITY-FUNDED IMPROV	EMENTS (1)	REIMBURSABLE IMPROVEMEN	ITS ⁽¹⁾
ltem	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Scheo	dule 1 (Turner Road Sta. 699+17.7 to	Sta. 702+61.3)						
	Street System				20.00	0	\$0.00	n	\$0.00
1	Miscellaneous Grading	1	LS	\$870.00	\$870.00	0.20	80.00	o o	0.00
2	Asphalt Removal	1	LS	400.00	400.00 2,500.00	0.20 0.15	375.00	ő	0:00
3	Clear & Grub	1	LS	2,500.00 4,000.00	4.000.00	0.15	0:00	0	0.00
4	Chain Link Fence Removal	1 620	LS CY	4,000.00	2,480,00	93	372.00	ů.	0:0
5	Roadway Excavation Compact Original Ground (0.50')	21,240	SF	0.12	2,548.80	4.128	495.36	Ö	0.00
6 7	Compact Native Material (0.80')	21,240	SF	0.14	2,973.60	4,128	577.92	0	0.00
8	Aggregate Base, Class II (0.75')	21,240	SF	0.85	18,054.00	4,128	3,508.80	0	0.0
9	Asphalt Concrete, Type B (0.40')	21,240	SF	1.25	26,550:00	4,128	5,160.00	0	0.0
10	30' Commercial Driveway	1	EA	2,200.00	2,200.00	O	9.00	0	0.00
11	Vertical Curb, Gutter & Sidewalk	309	LF	24.00	7,416.00	0	0.00	0	0.00
12	Vertical Curb & Gutter	344	LF	14.00	4,816.00	0	0.00	0 n	0.00
13	Comm. CGSW & AC Dike	76	LF	15.00	1,140.00	D	0.00	υ 0	0.0
14	Concrete Subgrade Compaction	3,440	SF	0,40	1,376.00	0	0.00	0	0.0
15	Barricade	1	EΑ	300:00	300.00	0	0.00. 32.07	Ö	0.0
16	Traffic Control Plan	1	LS	165.00	165.00	0.19 0.19	619,98	ő	0.0
17	Traffic Control Plan	7	LS	3,190.00 1,281,17	3,190,00 1,281,17	0.19	249.00	ő	0.0
18	Pavement Marking & Striping	1	LS LS	9,800.00	9,800.00	0	0.00	0	0.0
19	Street Lights	1	La		\$92,060.57	Subtotal	\$11,470.12	Subtotal	\$0.0
				Subtotal	\$92,000,01		1,147.01	10% Engineering & Administration	0.0
					1	10% Engineering & Administration	\$12,617.13	Subtotal Street System	\$0.0
						Subtotal Street System	\$12,017.13	Souther Street System	\$0.0
1	Storm Drain System 60" CIP	344	LF	\$99.00	\$34,056.00	344	\$34,056.00	0	\$0.0
2	15" SD	15	ĹF	35.00	525.00	0	0.00	0	0.0
3	12" SD	, o	LF	33.00	0.00	0	0.00	0	0.0
4	Pipe Marker	1	ĒΑ	180.00	180.00	0	0.00	0	0.0
5	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	0	0.00	.0	0.0
				Subtotal	\$35,961.00	Subtotal	\$34,056.00	Subtotal	\$0.0
						10% Engineering & Administration	3,405.60	10% Engineering & Administration	0.0
						Subtotal Storm Drain System	\$37,461.60	Subtotal Storm Drain System	\$0.0
	Sanitary Sewer System			624.60	\$2 255 VO	9	\$0.00	0	\$0.0
1	6" Sanifary Sewer Pipe (VCP)	105	LF	\$31.00 2,600.00	\$3,255.00 2,500:00	ő	0.00	Ō	0.0
2	Sanitary Sewer Manhole	1	EA EA	180.00	180.00	ő	0.00	0	0.0
3	Pipe Marker	1	EA	240.00	240.00	0	0.00	0	0,0
4	Remove Existing Riser	:1	L=/~	Subtotal	\$6,275.00	Subtotal	\$0.00	Subtotal	\$0.0
				SEDIOIS	#U,E70.00	10% Engineering & Administration	0.00	10% Engineering & Administration	0.0
						Subtotal Sanitary Sewer System	\$0.00	Subtotal Sanitary Sewer System	\$0.0
	Water System						****	0	\$0.0
1	10" Water Pipe (PVC)	434	LF	\$25.00	\$10,850.00	345	\$690.00 0.00	0	0.0
2	10" Water Lateral (PVC)	35	LF	25.00	875,00	0	500:00	ō	0.0
3	10" Water Valve	2		1,100.00	2,200.00	2	0.00	0	0.0
4	10" Water Lateral Valve	1	EA	1,100.00	1,100.00 850.00	o o	0.00	0	0.0
5	8" Water Valve	1	EA	850.00 550.00	850.00 550.00	o o	0.00	ŏ	0.0
6	10" x 10" Cross	1	EA EA	180.00	180.00	ŏ	0.00	ō	0.0
7	10" x 8" Reducer	1	EA	2,700.00	2,700.00) o	0.00	0	0.0
8	8" Fire Hydrant Assembly	1	EA	180.00	180.00	. o	0.00	0	2.0
9 10	Pipe Marker Blow Off	1	EA	700.00	700.00	0	0.00	0	0.0
10	Mines Asi	•		Subtotal	\$20,185.00	Subtotal	\$1,190.00	Subtotal	\$0.0
						10% Engineering & Administration	119:00	10% Engineering & Administration	0.0
						Subtotal Water System	\$1,309.00	Subtotal Water System	\$0.0
						5			

	TOTAL COST OF	PROJECT IMPE	ROVEMI	ENTS (1)		COST OF CITY-FUNDED IMPROVE	MENTS (1)	REIMBURSABLE IMPROVEMEN	VTS ⁽¹⁾
tem	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Che	dule 2 (Turner Road Sta. 702+61.3 to	Sta. 705+48)			{				
	Street System							- 700	
	Miscellaneous Grading	1	LS	\$530.00	\$530.00	1	\$530,00	0.736	\$390.08
	Aphalt Removal	1	LS	600.00	600.00	1	600.00 12,800.00	0.736 9.736	441.60 9.420.80
	Clear & Grub	200	LS	12,800.00 4.00	12,800.00 1,520.00	1 380	1,520.00	279.68	1,118,7
	Roadway Excavation Compact Original Ground (0.50')	380 13,024	CY SF	0.12	1,562.88	13.024	1,562,88	9.585.66	1,150.2
	Compact Original Ground (0.50) Compact Native Material (0.80')	13,024	SF	0.12	1,823.36	13.024	1,823,36	9,585.66	1.341.9
	Aggregate Base, Class II (0.75')	13,024	SF	0.85	11,070,40	13.024	11,070,40	9,585.56	8,147,8
	Asphalt Concrete, Type B (0.40')	13,024	SF	1.25	16,280.00	13,024	15,280,00	9.585.66	11.982.0
	6" Asphalt Dike	210	ĹF.	5.00	1,050.00	210	1,050,00	210	1,050.0
)	Shoulder on Turner Road (N & S)	320	LF	2.50	800:00	320	800,00	320	800.0
i	Street Sign & Posts	1	EA	320.00	320.00	1	320.00	1	320.0
!	Traffic Control Plan	1	LS	135.00	135.00	1	135.00	0,736	99.3
3	Traffic Control Plan	1	LS	2,610.00	2,610.00	1	2,610.00	0.736	1,920.9
1	Pavement Marking & Striping	1	LS	1,048.23	1,048.23	1	1,048.23	0.736	771.5
5	Street Lights	0	LS	0.00	0,00	0	0.00	0	0.0
				Subtotal	\$52,149.87	Subtotal	\$52,149,87	Subtotal	\$38,955.1
					į	10% Engineering & Administration	5,214.99	10% Engineering & Administration	3,895.5
						Subtotal Street System	\$57,364.86	Subtotal Street System	\$42,850.7
	Storm Drain System						į		
	60" CIP	280	LF	\$99.00	\$27,720.00	280	\$27,720.00	0	\$0.0
	60" RCP	50	LF	160.00	00.000,8	50	00.000,8	0	0.0
	15" Storm Drain	90	LF	35.00	3,150.00	0	0.00.	0	0.0
	12" Storm Drain	88	LF	33.00	2,904.00	0	0.00 5,300.00	1	9.0 9.0
	72" Storm Drain Manhole	1	EA	5,300.00	5,300.00	n n	9,300.00	'n	2.0 3.0
	Pipe Marker	43	ĒΑ	180.00	720.00 \$47.794.00	Subtotal	\$41,020,00	Subtotal	\$0.0
				Subtotal	347,794,00	10% Engineering & Administration	4,102,00	10% Engineering & Administration	0.0
						Subtotal Storm Drain System	\$45,122.00	Subtotal Storm Drain System	\$0.0
	Water System					•		•	
	10" Water Pipe (PVC)	288	LF	\$25.00	\$7,200.00	288	\$7,200.00	288	\$6,624.
	10" Water Valve	1	EΑ	1,100.00	1,100.00	1	1,100,00	1	850.
	10" Water Lateral (PVC)	46	LF	25.00	1,150.00	46	1,150.00	46	1,150.
	10" Water Lateral Valve	1	EΑ	1,100.00	1,100.00	1	1,100.00	1	1,100.
	8" Water Pipe (PVC)	30	LF	26.00	780.00	30	780.00	30	780.
	8" Water Valve	1	EA	850.00	850.00	1	850.00	1	850.
	6" Water Pipe (PVC)	30	LF	24.00	720.00	30	720.00	30 1	720. 700.
	6" Water Valve	1	EA	700.00	700.00	1	700.00 550.00	1	550.
	10" x 10" Cross	1	EA	550.00	550.00 180.00	4	180.00	1	180.
)	10" x 8" Reducer	1	EA EA	180.00 180.00	180.00	1	180.00	1	180.
2	10" x 10" x 6" x 6" Cross	3	EA EA	700.00	2,100.00	3	2,100.00	3	2.100.
: }	Blowoff Pipe Marker	3	EA EA	180.00	540.00	3	540.00	3	540.
2	cipe marker	3	C.M	Subtotal	\$17,150,00	Subtotal	\$17,150.00	Subtotal	\$16,324
				- And the second	\$11,100,00	10% Engineering & Administration	1,715,00	10% Engineering & Administration	1,632
						Subtotal Water System	\$18,865,00	Subtotal Water System	\$17,956.
			_		0147.000.07	•		Total	\$60,807.
			Ş	chedule 2 Total	\$117,093.87	Total	\$121,351.86	10191	φου _τ ου!.

	TOTAL COST OF	PROJECT IMPE	ROVEME	NTS ⁽¹⁾		COST OF CITY-FUNDED IMPROVE	MENTS (1)	REIMBURSABLE IMPROVEMEN	(TS ⁽¹⁾
item	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
Schei	dule 3 (Guild Avenue Sta. 114+13.8 t	to Sta. 119+28.	7)						
	Street System			00.040.00	ED 046 DD	0.84	\$1,693.44	0.42	\$846,72
1	Miscellaneous Grading	1	LS LS	\$2,016.00 3,040.00	\$2,016.00 3,040.00	0.84	2,553.60	0.42	1,276.80
2	Asphalt Removal	1	LS	272.00	272.00	0.84	228.48	0.42	114.24
3	Clear & Grub Roadway Excavation	1,280	CY	4.00	5,120.00	1,075	4,300.80	538	2,150.40
5	Compact Original Ground (0.50')	17.519	SF	0.12	2,102.28	14,684	1,762.08	7,342	881.04
6	Compact Native Material (0.80')	17,519	SF	0.14	2,452.66	14,684	2,055.76	7,342	1,027,88
7	Aggregate Base, Class II (0.80')	17,519	SF	0.87	15,241.53	14,684	12,775.08	7,342	6,387.54
8	Asphalt Concrete, Type B (0.40')	17,519	SF	1.25	21,898.75	14,684	18,355.00	7,342	9,177.50
9	Driveway Repair	3	EA	500.00	1,500.00	3	1,500,00	1,5	750.00 618.00
10	Shoulder (E & W)	1,030	LF	2.40	2,472.00	515	1,236.00	257.5 0.42	100:80
11	Traffic Control Plan	1	ŁS	240,00	240.00	0:84 0:84	201:60 3,897.60	0.42	1,948,80
12	Traffic Control Plan	1	LS LS	4,640,00 1,863,52	4,640.00 1,863.52	0.64 0.84	1,565,36	0.42	782.68
13	Pavement Marking & Striping	0	EA	0.00	0.00	0	0.00	0	0.00
14	Street Lights	U	EA	Subtotal	\$62,858.74	Subtotal	\$52,124.80	Subtotal	\$26,062.40
				Sonioisi	902,030.14	10% Engineering & Administration	5,212.48	10% Engineering & Administration	2,606.24
						Subtotal Street System	\$57,337.28	Subtotal Street System	\$28,668.64
						Subtotal Subset System	g07,357.20	Gastotas Girect Dystem	02240000
1	Storm Drain System 42" CIP	496	LF	\$65.00	\$32,240.00	496	\$32,240.00	.0	\$0.00
2	24" Storm Drain	10	LF	50.00	500.00	10	500.00	0	0.00
3	18" Storm Drain	182	LF	48.00	8,736,00	182	8,736.00	0	0.00
4	12" Storm Drain	80	LF	33.00	2,640.00	80	2,640.00	80	2,640.00
5	48" Storm Drain Manhole	3	EA	3,100.00	9,300.00	3	9,300.00	0	0.00
8	Relocate 18" Double SD	1	LS	5,698.26	5,698.26	1	5,698.26	0 2	360.00
7	Pipe Marker	2	EA	180.00	360.00	2	360.00 1,200.00	2	1,200.00
8	Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	'	\$60,674.26	Subtatal	\$4,200,00
				Subtotal	\$60,674.26	Subtotal			420:00
						10% Engineering & Administration	6,067.43	10% Engineering & Administration	\$4.620.00
						Subtotal Storm Drain System	\$66,741.69	Subtotal Storm Drain System	94,020,00
	Sanitary Sewer System	565	LF	\$36.00	\$20,340,00	565	\$20,340.00	565	\$20,340.00
1	8" Sanitary Sewer Pipe (VCP) Sanitary Sewer Marihole	2	EA	2,600.00	5,200.00	2	5,200.00	2	5,200.00
2	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	180.00
4	Sanitary Sewer Riser	1	EA	240.90	240,00	1	240.00	1	240,00
•	Curricity Correct Const			Subtotal	\$25,960.00	Subtotal	\$25,960.00	Subtotal	\$25,960.00
						10% Engineering & Administration	2,596.00	10% Engineering & Administration	2,596.00
						Subtotal Sanitary Sewer System	\$28,556.00	Subtotal Sanitary Sewer System	\$28,556.00
	Water System								\$0.00
1	10" Water Pipe (PVC)	508	LF	\$25.00	\$12,700.00	508	\$1,016.00	0	0.00
2	10" Water Valve	4	EA	1,100.00	4,400.00	4 0	1,000,00 0.00	.0	0.00
3	8" Water Pipe (PVC)	56	LF.	26.00	1,456.00 1,700.00	0	0.00	0	0.00
4	8" Water Valve	2	EA	850:00 700:00	1,700.00	Ö	0.00	0	0.00
5	6" Water Valve	2 2	EA EA	700.00 180.00	360.00	0	00.0	0	0.00
6 7	10" x 6" Reducer 10" x 8" Reducer	2	EA	180.00	360.00	ŏ	0.00	0	0.00
/ 8	10" x 8" Reducer 10" x10" Cross Assembly	2		550.00	1,100.00	o	0.00	0	00.0
9	6" Fire Hydrant Assembly	ž		2,500.00	5,000.00	0	0.00	o o	0.00 00.0
10	Pipe Marker	2	EA	180.00	360,00	0	0.00	0	0.00
11	Blow Off	2	EΑ	700.00	1,400.00	0	00,00	· ·	
				Subtotal	\$30,236.00	Subtotal	\$2,016.00	Subtotal	\$0.00
						10% Engineering & Administration	201.60	10% Engineering & Administration	0,00
						Subtotal Water System	\$2,217,60	Subtotal Water System	\$0.00
			Sc	hedule 3 Total	\$179,729.00	Total	\$154,852.56	Total	\$61,844.64

	TOTAL COST OF F	PROJECT IMPR	OVEME	NTS (1)		COST OF CITY-FUNDED IMPROVE	EMENTS (1)	REIMBURSABLE IMPROVEME	NTS (")
	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Total
	ile 4 (Guild Avenue Sta. 119+28.7 to	Sta. 134+14.8	; Mond	avi Project)					
	Street System	1	LS	\$8,215.20	\$8,215.20	0.62	\$5,134,49	0	\$0,00
	Miscellaneous Grading Asphalt Removal	1	LS	12,388.00	12,388.00	0.62	7,742.48	0	0.00
	Clear & Grub	1	ŭs	1,108.40	1,108.40	0.62	692.75	0	0.00
	Roadway Excavation	5,216	CY	4.00	20,864.00	3,260	13,039.96	0	0.00
	Compact Original Ground (0.50')	71,333	SF	0.12	8,559.96	44,583	5,349,96	.0 n	00.0 00.0
	Compact Native Material (0.80)	71,333	SF	0.14	9,986,62	44,583	6,241,62 38,787,21	U N	0.00
	Aggregate Base, Class II (0.80')	71,333	SF	0,87	62,059.71	44,583 44,583	55,728.75	0	0.00
	Asphalt Concrete, Type B (0.40')	71,333 1	SF EA	1,25 4,800.00	89,166,25 4,800,00	0	0.00	o o	0.00
	100' Commercial Driveway 170' Commercial Driveway	2	ĒĀ	9,000.00	18,000.00	ō	.0.00	Ō	0.00
	Vertical Curb, Gulter & Sidewalk	1,160	LF	24,00	27,840.00	Ō	0.00	0	0.00
	Concrete Subgrade Compaction	11,146	SF	0,40	4,458,40	0	0.00	0	0.00
	Shoulder (W)	1,486	LF	2,40	3,566.40	0	0.00	0	0.00
	Barricade	2	EA	300.00	600.00	0	0.00	0 0	90.0 90.0
	Mail Box Relocation	1	EΑ	150.00	150.00	0	0.00	0	10.0 10.0
	Driveway Overlay	3	EA LS	500.00 690.00	1,500.00 690.00	.0 0,62	431.25	-0	0.00
	Traffic Control Plan	1	LS	13,340.00	13,340.00	0,62	8,337.48	ő	90.0
	Traffic Control Pavement Marking & Striping	1	LS	5,357.62	5,357.62	0.62	3,348.50	0	0.0
	Street Lights	i	LS	21,600.00	21,600.00	0	0.00	9	0.00
				Subtotal	\$314,250.56	Subtotal	\$144,834.44	Subtotal	\$0.0
						10% Engineering & Administration	14,483.44	10% Engineering & Administration	0.00
						Subtotal Street System	\$159,317.89	Subtotal Street System	\$9.00
	itorm Drain System 4" CIP	624	LF	\$90.00	\$56,160.00	624	\$56.160.00	O	\$0.00
	18" CIP	921	ĹF	80.00	73,680,00	921	73,680.00	0	0.0
	2":RCP	40	ĹF	65.00	2,500.00	40	2,600.00	.0	0.00
	8" Storm Drain	108	LF	48.00	5,184.00	0	0.00	0 .	90.0
	5" Storm Drain	45	LF	35.00	1,575.00	Ō	0.00	0 0	0.0
1	2" Storm Drain	60	LF	33.00	1,980.00	0	0.00	0	0.0
	2" Storm Drain Manhole	0	EΑ	5,300.00	0.00	0 3	12,600.00	Ö	0,0
	" Storm Drain Manhole	5 8	EA EA	4,200.00 180.00	21,000.00 1,440.00	.0	0.00	õ	0.0
	Pipe Marker Side Inlet Catch Basin	1	EA	1,200.00	1,200.00	ő	0.00	Ø	0,0
	Orde wher Carch Dasin	,		Subtotal	\$164,819.00	Subtotal	\$145,040.00	Subtotal	\$0.0
					*,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	10% Engineering & Administration	14,504.00	10% Engineering & Administration	0.0
						Subtotal Storm Drain System	\$159,544.00	Subtotal Storm Drain System	\$0.0
5	Sanitary Sewer System 15" Sanitary Sewer Pipe (VCP)	683	LF.	\$75,00	\$51,225.00	683	\$17,075.00	0	\$0,0
	12" Sanitary Sewer Pipe (VCP)	351	LF	67.00	23,517.00	351	10,881.00	Ũ	0.0
	10" Sanitary Sewer Pipe (VCP)	1,022	LF	50.00	51,100.00	0	0.00	0	0.0
	8" Sanitary Sewer Pipe (VCP)	743	LF	36.00	26,748.00	0	0.00	0	0,0 0,0
	6" Sanitary Sewer Pipe (VCP)	50	LF	31:00	1,550.00	0	0.00	0	0.0
	Sanitary Sewer Manhole	5	EΑ	2,600.00	13,000.00	0 0	00.0	Ö	0.0
	ipe Marker	8	EA	180.00	1,440.00 480.00	υ 0	0.00	Ö	0.0
S	anitary Sewer Riser	2	EA	240.00		Subtotal	\$27,956.00	Subtotal	\$0.0
				Subtotal	\$169,060.00		2,795.60	10% Engineering & Administration	0.0
						10% Engineering & Administration Subtotal Sanitary Sewer System	\$30,751.60	Subtotal Sanitary Sewer System	\$0.0
	Vater System			800 00	P70 400 00	2,924	\$5,848.00	0	\$0.0
	10" Water Pipe (PVC)	2,924	LF	\$25.00 27.00	\$73,100.00	2,924 70	140.00	Õ	0.0
	10" Water Pipe (DIP)	70 24	LF EA	27.00 1,100.00	1,890.00 26,400.00	18	4,500.00	0	0.0
	10" Water Valve RR Xing Jack & Bore 18" Casing	24 46	LF	300.00	13,800.00	23	6,900,00	0	0.0
	R Xing Jack & bore to Casing "x 10" Cross	3	EA	550.00	1,650.00	0	00.0	o o	0.0
	locate 10" x 10" Cross	1	LS	1,049.69	1,049.69	0	0.00	ő	3.0
	" x 10" x 6" x 6" Cross Assembly	3	EA	420.00	1,260.00	0	0.00	0	0.0 0.0
	" x 10" x 10" Tee	4	EΑ	300.00	1,200.00	0	0.00	.0 O	9.0
10'	" x 10" x 5" Tee	4	EA	180.00	720.00	0	0.00 00:0	0	0.0
	0" Blind Flange	3	EA	90,00	270.00	0	0.00	0	0.0
	6" Blind Flange	3	EA	50.00	150.00 4,900.00	0 0	0.00	Ö	0.0
	" Gate Valve	7	EA EA	700.00 2,500.00	4,900.00 17,500.00	0	0.00	Õ	0.0
	Fire Hydrant Assembly	5	EA	2,500.00 180.00	900.00	ő	0,00	0	0.0
	Pipe Marker Blow Off	5		700.00	3,500.00	0	0,00	O	0:0
	DION OIL	J		Subtotal	\$148,289.69	Subtotal	\$17,388.00	Subtotal	\$0.0
						10% Engineering & Administration	1,738.80	10% Engineering & Administration	0.0
						Subtotal Water System	\$19,126.80	Subtotal Water System	\$0,0
					\$796,419.25	Total	\$368,740.29	Total	\$0.0

	TOTAL COST OF	PROJECT IMPE	ROVEME	INTS (1)		COST OF CITY-FUNDED IMPROVE	MENTS (1)	REIMBURSABLE IMPROVEMEN	VTS (1)
Item	Description	Quantity	Unit	Price	Total	Quantity	<u>Total</u>	Quantity	Total
Sched	tule 5 (Guild Avenue Sta. 134+14.8	to Sta. 137+44.	8)		1		1		
	Street System							0.5	\$800,10
1	Miscellaneous Grading	1	LS	\$1,600.20	\$1,600.20	1	\$1,600.20	0.5 0.5	1,206.50
2	Asphall Removal	1	LS	2,413.00	2,413.00	1	2,413.00	0.5	107.95
3	Clear & Grub	1	LS	215.90	215,90	1 240	215.90 4,064,00	508	2.032.00
4	Roadway Excavation	1,016	CY	4.00	4,064.00 1,663,20	1,016 13,860	1,663.20	6.930	831.60
5	Compact Original Ground (0.50')	13,860	SF SF	0.12 -0.14	1,940.40	13,860	1,940.40	6,930	970.20
6	Compact Native Material (0.80')	13,8 6 0 13,8 6 0	SF	0.87	12,058.20	13,860	12,058.20	6,930	6,029.10
7 8	Aggregate Base, Class II (0.80') Asphalt Concrete, Type B (0.40')	13,860	SF	1.25	17,325.00	13,860	17,325.00	6,930	8,662.50
9	Shoulder (E & W)	330	1.F	2.40	792.00	330	792.00	165	396.00
10	6" Asphalt Dike	230	ĹF	5.00	1,150.00	230	1,150.00	115	575.00
11	Treffic Control Plan	1	LS	150.00	150.00	1	150.00	0.5	75.00
12	Traffic Control	1	LS	2,900.00	2,900.00	1	2,900.00	0.5	1,450.00
13	Pavement Marking & Striping	1	LS	1,164.70	1,164.70	1	1,164.70	0,5	582.35 0.00
14	Street Lights	Û	EA	0.00	0.00	0	0.00	0	
				Subtotal	\$47,436.60	Subtotal	\$47,436.60	Subtotal	\$23,718.30
					}	10% Engineering & Administration	4,743.66	10% Engineering & Administration	2,371.83
						Subtotal Street System	\$52,180.26	Subtotal Street System	\$26,090.13
	Storm Drain System					•			60.60
1	60" CIP	326	LF	\$99.00	\$32,274.00	326	\$32,274.00	0 0	\$0.00 0.00
2	24" Storm Drain	45	LF	50.00	2,250.00	õ	0.00	n n	0.00
3	18" Storm Drain	45	LF	48.00	2,160.00	0	0.00	n	0.00
4	12" Storm Drain	70	LF	33,00	2,310.00	U s	5,300.00	ñ	0.00
5	72" Storm Drain Manhole	1 2	EA EA	5,300,00 180,00	5,300.00 360.00	0	0.00	0	0.00
6	Pipe Marker	2	EA	1,200,00	1,200.00	ŏ	0.00	ō	0.00
- (Side Inlet Catch Basin	1		Subtotal	\$45,854.00	Subtotal	\$37,574.00	Subtotal	\$0,00
				อนบเบเลา	940,004,00	10% Engineering & Administration	3,757.40	10% Engineering & Administration	0.00
						Subtotal Storm Drain System	\$41,331.40	Subtotal Storm Drain System	\$0.00
	Santana Santana Santana				•			•	
4	Sanitary Sewer System 8" Sanitary Sewer Pipe (VCP)	352	LF	\$36.00	\$12,672.00	352	\$12,672.00	352	\$12,672.00
2	6" Sanitary Sewer Pipe (VCP)	60	ĽF	31.00	1,860.00	60	1,860.00	60	1,860.00
3	Sanitary Sewer Manhole	1	ĒA	2,600.00	2,600.00	1	2,600,00	1	2,600,00
4	Pipe Marker	1	EA	180.00	180.00	1	180.00	1	180,00
				Subtotal	\$17,312.00	Subtotal	\$17,312.00	Subtotal	\$17,312.00
						10% Engineering & Administration	1,731.20	10% Engineering & Administration	1,731.20
						Subtotal Sanitary Sewer System	\$19,043.20	Subtotal Sanitary Sewer System	\$19,043,20
	Water System								eo oor oo G
1	10" Water Pipe (PVC)	397	LF	\$25.00	\$9,925.00	397	\$9,925.00	397	\$9,285,00 [©] 3,900.00 [©]
2	10" Water Valve	4	EA	1,100.00	4,400:00	4	4,400,00	4	3,900.00 "
3	10" x10" Cross Assembly	1	EA	550.00	550.00	1	550.00	2	360.00
4	Pipe Marker	2		180.00	360,00	2	360.00	2	1,400:00
5	Blow Off	2	EA	700.00	1,400.00	2	1,400,00	Subtotal	\$15,495.00
				Subtotal	\$16,635.00	Subtotal	\$16,635.00		1,549.50
						10% Engineering & Administration	1,663.50	10% Engineering & Administration	
						Subtotal Water System	\$18,298.50	Subtotal Water System	\$17,044.50
			S	chedule 5 Total	\$127,237.60	Total	\$130,853.36	Total	\$62,177.83

	TOTAL COST OF	PROJECT IMPE	ROVEM	ENTS (1)		COST OF CITY-FUNDED IMPROVE	MENTS (1)	REIMBURSABLE IMPROVEME	NTS ⁽¹⁾
ltem	Description	Quantity	Unit	Price	Total	Quantity	Total	Quantity	Totai
Sche	edule 6 (Guild Avenue Sta. 137+44.8	to Sta. 139+81))						
	Street System						6700.00	0.5	\$384.30
	Miscellaneous Grading	1	LS	\$768.60	\$768.60	1	\$768.60	0.5 0.5	579.50
	Asphalt Removal	1	LS	1,159.00	1,159.00	1	1,159.00	0.5 0.5	51.85
}	Clear & Grub	1	LS	103.70	103.70	1	103,70 1,952,00	244	976.00
	Roadway Excavation	488	:CY	4.00	1,952.00	488 6,700	804.00	3,350	402.00
	Compact Original Ground (0.50')	6,700	SF	0.12	804.00 938.00	6,700	938.00	3,350	469.0
	Compact Native Material (0.80')	6,700	SF	0.14		6,700	5,829.00	3,350	2,914.5
	Aggregate Base, Class II (0.90')	6,700	SF	0.87 1.25	5,829.00 8,375.00	6,700	8,375.00	3,350	4,187.5
	Asphalt Concrete, Type B (0.40')	6,700	SF EA	550.00	550.00	1	550.00	0,5	275.0
_	Survey Manument	1	LS	120.00	120.00	; 5	120.00	0.5	60.0
0	Traffic Control Plan	1	LS	2,320.00	2,320.00	1	2,320.00	0.5	1,160.0
1	Traffic Control	1	LS	931.76	931.76	1	931.76	0.5	465.8
2	Pavement Marking & Striping	0	EA	0.00	0.00	ó	.0.00	0	0.0
3	Street Lights	v	6	Subtotal	\$23,851,06	Subtotal	\$23,851.06	Subtotal	\$11,925.5
				20010191	\$23,031.00		2,385,11	10% Engineering & Administration	1,192.5
					İ	10% Engineering & Administration			\$13,118.0
					1	Subtotal Street System	\$26,236.17	Subtotal Street System	413,410.0
	Storm Drain System 60° CIP	155	LF	\$99.00	\$15,345.00	155	\$15,345,00	0	\$0.0
	60" RCP	10	LF	160.00	1,600,00	10	1,606,00	0	8.
	30" Storm Drain	68	LF	66.00	4,488.00	0	.00,00	0	0,
	18" Storm Drain	30	LF	48.00	1,440,00	0	0.00	0	0.
	72" Storm Drain Manhole	1	EA	5.300.00	5,300,00	1	5,300.00	9	0.0
	Pipe Marker	2	ΕA	180,00	360.00	0	0.00	0	0.0
	ripe market	~		Subtotal	\$28,533.00	Subtotal	\$22,245.00	Subtotal	\$0.0
				Contoin	020,000.00	10% Engineering & Administration	2,224.50	10% Engineering & Administration	0.0
						Subtotal Storm Drain System	\$24,469.50	Subtotal Storm Drain System	\$0.0
	Sanitary Sewer System								
	8" Sanitary Sewer Pipe (VCP)	230	LF	\$36.00	\$8,280.00	239	\$8,280.00	230	\$8,280.
	6" Sanitary Sewer Pipe (VCP)	80	ŁF	31.00	2,480.00	80	2,480.00	80	2,480. 2,600.
	Sanitary Sewer Manhole	1	EA	2,600.00	2,600.00	1	2,600.00	1	2,000
	4" Sanitary Sewer Service (55 LF)	1	EA	2,000.00	2,000.00	1	2,000.00	3	2,000. 540.
	Pipe Marker	3	EΑ	180.00	540.00	3	540.00	Subtotal	\$15,900.
				Subtotal	\$15,900.00	Subtotal	\$15,900.00	1	
						10% Engineering & Administration	1,590.00	10% Engineering & Administration	1,590
						Subtotal Sanitary Sewer System	\$17,490.00	Subtotal Sanitary Sewer System	\$17,490.
	Water System			P25 00	9C 400 00	244	\$6,100.00	244	\$5,660
	10° Water Pipe (PVC)	244	LF	\$25.00	\$6,100.00	4	4,400.00	4	3,900
	10" Water Valve	4	EA	1,100.00	4,400.00	1	550.00	1	550
	10" x10" Cross Assembly	1	EA	550.00	550,00	2	1,400.00	2	1,400
	Blow Off	2	EA	700.00	1,400.00		\$12,450.00	Subtotal	\$11,510.
				Subtotal	\$12,450.00	Subtotal		10% Engineering & Administration	1,151.
						10% Engineering & Administration	1,245.00		
						Subtotal Water System	\$13,695.00	Subtotal Water System	\$12,661.
			s	chedule & Total	\$80,734.06	Total	\$81,890.67	Total	\$43,269
		Total	Cost o	f Improvements	\$1,455,695.35	Total	\$909,076.47	Total	\$228,098.
								Engineering Plan Check Fee (1.5%)	\$3,110
						And the second second		Engineering Fran Gheck 7-65 (1.5%)	\$5,184.
								Reimbursement Application Fee	\$2,073.
								TOTAL REIMBURSABLE COSTS	\$238,466

⁽¹⁾ The amounts shown are based on contract and change order prices provided by Siegfried Engineering, the Developer's engineer.
(2) Reimbursable costs for 10" PVC Water Pipe and 10" Water Valve have been adjusted to include credit for oversize mains.

					in a ve	LEWATERS/STEM	RAE SANTAR SEMERICOST		R.A.E. STORM DRAIN COST	PAIN COST	AAE STREET SYSTEM COST			1001				
Zone	APN	Ожнат	Zaning Acres	Acres	Gojid Avs.	ig Ave. Tumer Road Outd Ave	Guid Ave.	Turner	Guild Ave.	Turnar Road	Guild Ave.	TOT Guild Ave. Turner Road	ALRAE COST	riginestring nd Admin. Fees	Fair Share City Plan Check For	City Inspaction Fee	FAIR SHARE REMEURSENENT AMOUNT	Percentage of Total Area
											6 20		86 148 38	\$914.84	\$167.10	\$278.49	\$10,508.80	5,37%
948	049-08-07	Metfor	144	4.49	\$1,450.74	1	23,178,78	***************************************	200000		73.65		640 187 50	\$1.018.75	\$186.08	\$310.13	\$11,702.45	5.98%
å	049-08-15	Batch	Mf1	200	\$1,615,52		23,526,52		2231.28		90 00 4		640 487 60	51 018 75	\$186.08	\$310.13	\$11,702.45	2.56%
940	049-08-17	Batch	×	5.00	\$1,815.32	1	23,539.84	1	\$251.26		2 CO CO		Can 187 KD	\$1.018.75	\$186.00	\$310.13	\$11,702.45	5.98%
ð	049-08-18	Moreland	141	5.00	\$1,615.52		23,539,64		\$251.26		54 CDC 03		640 187 50	S1 018 75	\$186.08	\$310.13	\$11,78245	5,98%
8	049-08-19	Moreland	1411	5.00	\$1,615.52		\$3 539 84		\$251,28		34,780,58	40, 000	00 07 5 20 Ba	5887.33	\$96.39	\$160,65	\$19,017.87	3.40%
á	9-08-74	049-08-74 Lodi Storage Assoc. LP	¥	2.39	\$B36.84	\$771.94	\$1,833.64	88	\$130.15	20.00	32.479.DU	32,000,00	200 CL 9 CL	£147 34	520.67	11.463	\$1,675.36	0.56%
ě	9-08-82	049-09-82 Lodi Storage Assoc. LP	274	0.55	\$17771	\$163,93	\$389.39	80.00	\$27.84	20.03	3333.94	2300.04	4.	21 300 30	\$1833.15	\$321.91	\$15,809.30	821%
521	9.08.81 Lt	049-08-81 Lodi Storage Assoc. LP	CM.	5.19	\$1,675.91	\$1,546.86	\$3,674.36	\$0.00	\$260.80	26.00	\$2,151.23	33,033,0		06 000 10	\$783 RE	\$439.76	\$21,596.91	8.48%
Į į	S-08-32	049-08-32 Lodi Storage Assoc. LP	5445	7,09	\$2,290.60	\$2,113,15	\$5,019,50	20.00	\$356.28	20.00	34,304 Bb	30.308.35		\$ 240 mg	\$27.77	\$1.213.21	\$59,581.88	23.40%
2	D.CR.33 L.	nap-rig-33 Lodi Storage Assoc LP	MZ	19.56	\$5,319.91	\$5,829,79	\$13,847,98	80.08	\$982.91	2000	\$11,010.31	\$11,676.50 313,343.81		44 383 23	\$17R.7E	\$797.18	\$14,590,88	5,73%
Q.	ank 77	denny.77 Lodi Storate Assoc. LP	MZ	4.79	\$1.547.57	\$1,427.64	\$3,391,17	20.00	\$240.70	808	22.308.36	\$2,908.36 \$3,476.43	212,002.67	21000	\$458.22	85,05,68	345,891,63	17.95%
8	049-08-05	Atwood	M2	15.00	\$4.846.55	\$4,470.70	\$10,619.53	30.00	\$753.77	80.03	59,107,59	\$10,300.43	00.00	0000	\$0.00	00.08	20,00	0,00%
a	i	Loci 2000 Dist. Trust	W.	080	80.00		90.00		80.08		20'02		20.00	O) US	80.08	00.05	\$0.00	0.00%
ľ	1	1 oct 2000 Dist. Trust	W	000	35000		80 68		30.00		8		200000	oc usas	\$166.77	\$267.95	\$10,110.92	5.17%
1 8		Batch	3	432	44		\$3,058.42		\$217.09		\$4,130.89		35,002,00	- t	1.	CC 434 SB 3	5738 383.15	199.00%
					1		Sec. 257 60	50 00	64 200 00	2000	581 785 23	481 785 23 5 538 955 18 1	3297.354.41	360.1.30.64	1			

LEGEND G GUND AVE/TURNER ROAD GT GUND AVE/TURNER ROAD R.A.E., RESIDENTIAL ACRE EQUÍVALENT

CITY COUNCIL

SUSAN HITCHCOCK, Mayor **EMILY HOWARD** Mayor Pro Tempore JOHN BECKMAN LARRY D. HANSEN KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET P.O. BOX 3006 LODI, CALIFORNIA 95241-1910 (209) 333-6706 FAX (209) 333-6710 EMAIL pwdept@lodi.gov http://www.lodi.gov

H. DIXON FLYNN City Manager

SUSAN J. BLACKSTON City Clerk

RANDALL A. HAYS City Attorney

RICHARD C. PRIMA, JR. Public Works Director

June 26, 2003

Lodi 2000 Distribution Trust 901 Kaiser Road Napa, CA 94558

Sieafried Engineering 4045 Coronado Ave. Stockton, CA 95204

Interested Parties Mailing List Attached

SUBJECT: Set Public Hearing for August 6, 2003, to Consider Reimbursement Agreement RA-03-01 Establishing an Area of Benefit and Reimbursable Costs for Developer-Funded Public Improvements for 770 North Guild Avenue and a Resolution Establishing an Area of Benefit and Reimbursable Costs for City-Funded Improvements for the Project at 770 North Build Avenue

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, July 2, 2003. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

As indicated in the title, the only action will be to set a public hearing date on the item. Public hearings are usually set for the second following Council Meeting.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at (209) 333-6800, extension 2659.

Richard C. Prima, Jr. **Public Works Director**

RCP/pmf

Enclosure

cc: City Clerk



DECLARATION OF POSTING

Set Public Hearing for August 6, 2003 to consider
Reimbursement Agreement RA-03-01 establishing an area of benefit and
reimbursable costs for developer-funded public improvements for 770 North
Guild Avenue and a resolution establishing an area of benefit and reimbursable
costs for City-funded improvements for the project at 770 North Guild Avenue

On Thursday, July 3, 2003, in the City of Lodi, San Joaquin County, California, a copy of the notice to a set Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue (attached hereto, marked Exhibit "A") was posted at the following four locations:

Lodi Public Library Lodi City Clerk's Office Lodi City Hall Lobby Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 3, 2003, at Lodi, California.

ORDERED BY:

SUSAN J. BLACKSTON

Patricia Ochoa
Administrative Clerk

CITY CLERK

Jacqueline L. Taylor
Deputy Clyr Clerk

Jennifer M. Perrin
Deputy City Clerk



DECLARATION OF MAILING

Set Public Hearing for August 6, 2003 to consider
Reimbursement Agreement RA-03-01 establishing an area of benefit and
reimbursable costs for developer-funded public improvements for 770 North Guild
Avenue and a resolution establishing an area of benefit and reimbursable costs for
City-funded improvements for the project at 770 North Guild Avenue

On July 3, 2003, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Public Hearing notice to set a Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 3, 2003, at Lodi, California.

ORDERED BY:

SUSAN BLACKSTON CITY CLERK, CITY OF LODI

ORDERED BY:

JACQUELING L. YAYLOR DEPUTY CITY CLERK

JENNIFER M. PERRIN DEPUTY CITY CLERK

PATRICIA OCHOA ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum 305 West Pine Street, Lodi NOTICE OF PUBLIC HEARING

Date: August 6, 2003

Time: 7:00 p.m.

EXHIBIT A

For information regarding this notice please contact:

Susan J. Blackston City Clerk Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, August 6, 2003 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for City-funded improvements for the project at 770 North Guild Avenue

Information regarding this item may be obtained in the office of the Public Works Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

Redt

By Order of the Lodi City Council:

Susan J. Blackston

City Clerk

Dated: July 2, 2003

Kondall A. Klays

Approved as to form:

Randall A. Hays City Attorney



7000 1670 0008 4483 1241 Illindiaddaladdaladd BATCH DELMAR D & DORIS TR 11174 N DAVIS RD LODI CA 95242

11. Inhibition of 1483 1234

Illindia Indiana Indiana ATWOOD EDWARD L TR ETAL

13179 MCDOLE ST

SARATOGA CA 95070

Tool 1670 0008 4443 1203

Illiminate Internation TRUST 901 KAISER RD NAPA CA 94558

7/3/03-Mailed Certified U.S. Mail (See article #'s referenced)
Public Hearing-Reinbirsement Agreement -770 N. Guild Ave.



Please immediately confirm receipt of this fax by calling 333-6702

CITY OF LODI P.O. BOX 3006 LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT:

Set Public Hearing for August 6, 2003 to consider Reimbursement Agreement RA-03-01 establishing an area of benefit and reimbursable costs for developer-funded public improvements for 770 North Guild Avenue and a resolution establishing an area of benefit and reimbursable costs for Cityfunded improvements for the project at 770 North Guild Avenue

E G A LA A D

PUBLISH DATE:	SATURDAY,	JULY 5,	2003
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TEAR SHEETS WANTED: Three (3) please

SUSAN BLACKSTON, CITY CLERK SEND AFFIDAVIT AND BILL TO:

> City of Lodi P.O. Box 3006

Lodi, CA 95241-1910

THURSDAY, JULY 3, 2003 DATED:

ORDERED BY:

PATRICIA OCHOA ADMINISTRATIVE CLERK

JENNIFER M. PERRIN DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper - Copy to File

1	Faxed to the Sentinel at 369-1084 at(time) on(date)(pages)
ì	
1	
9.8150	Phoned to confirm receipt of all pages at (time) Jac Tricia Jen (initials)
LNS	Property recent of an issues of thines are thines
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